

# 11009 WOODLAND WATERS BOULEVARD WEEKI WACHEE FL 34613

<https://candiscarmichael.com>



\$30k Price Reduction, Bring all offers! Welcome to Woodland Waters. This stunning lakefront pool home sits on over 1 acre and offers breathtaking views. Featuring 3 bedrooms, 2.5 baths, a 2-car garage, and a private office, this residence blends elegance and functionality. The inviting dual-door entry opens to soaring vaulted ceilings, a spacious great room, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2948 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Office ID:** MFR260011623

**Status:** Active

**MLS ID:** MFRTB8422112



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8422112>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 50325 sq ft

**View:** Water

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2948 sq ft

**Year built:** 1990

**SubdivisionName:** ROYAL HIGHLANDS

**GarageSpaces:** 2

## Location Details

**Township:** 22S

**Road Surface Type:** Asphalt, Limerock

**Elementary School:** Winding Waters K8    **Middle Or Junior School:** Winding Waters K-8

**High School:** Weeki Wachee High School

## Property Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Interior Features:** Ceiling Fans(s), Central Vacum, High Ceilings, Split Bedroom, Walk-In Closet(s)

**Flooring:** Other

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Driveway, Other

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Pool Features:** Deck, In Ground, Screen Enclosure, Vinyl

**Waterfront Features:** Lake Front

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sidewalk, Sliding Doors, Storage

**Window Features:** Skylight(s)

**View:** Water

**Sewer:** Septic Tank

**Heating:** Central

## Property Details

**Subdivision Name:** ROYAL HIGHLANDS

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** R01-221-17-3300-0002-0050

**Direction Faces:** Southwest

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 173

**Association Fee Includes:** Common Area Taxes

**Association Amenities:** Pickleball Court(s), Tennis Court(s)



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$6,706

**Tax Legal Description:** ROYAL HIGHLANDS UNIT 2 BLK 2 LOT 5

**Tax Lot:** 5

## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	26x17	First	17	26
Family Room	20x12	First	12	20
Den	19x15	First	15	19
Primary Bedroom	23x16	First	16	23
Bonus Room	8x8	First	8	8
Balcony/Porch/Lanai	36x7	First	7	36
Kitchen	14x12	First	12	14

## Amenities & Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**WindowFeatures:** Skylight(s)

**PoolFeatures:** Deck, In Ground, Screen Enclosure, Vinyl

**Features:** Ceiling Fans(s), Central Vacum, High Ceilings, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors, Storage

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Other

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Shed(s)

**Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

