

# 117 OLD MILL POND ROAD EDGEWATER FL 32141

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Don't miss the chance to own a home that feels bright, peaceful, and easy to love from the moment you arrive. Step inside and you're welcomed by a warm, comfortable layout designed for real everyday living, with an open living room that feels relaxed, inviting, and perfect [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1719 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6406917



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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THE STANDARD OF EXCELLENCE

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5750 sq ft

**SubdivisionName:** WOODBRIDGE  
LAKES/EDGEWATER MB 61 PGS 46-47

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1719 sq ft

**Year built:** 2020

**ListOfficeName:** MARK SPAIN REAL  
ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 18

**Road Surface Type:** Asphalt

**Elementary School:** Indian River Elem **Middle Or Junior School:** New Smyrna Beach Middl

**High School:** New Smyrna Beach High

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## Property Features

**Interior Features:** Solid Surface Counters,  
Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Microwave,  
Range

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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**Subdivision Name:** WOODBRIDGE  
LAKES/EDGEWATER MB 61 PGS 46-47

**Levels:** One

**Foundation Details:** Block, Slab

**Parcel Number:** 11183412000420

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee:** 158

**Association Fee Frequency:** Quarterly

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,614

**Tax Legal Description:** 11-18-34 LOT 42 WOODBRIDGE LAKES AT  
EDGEWATER MB 61 PGS 46-47 PER OR 7825 PG 3377 PER OR 7904  
PG 1227

**Tax Lot:** 0420

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## Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting

**Features:** Solid Surface Counters, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Dishwasher, Microwave, Range

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, ShowingTime



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