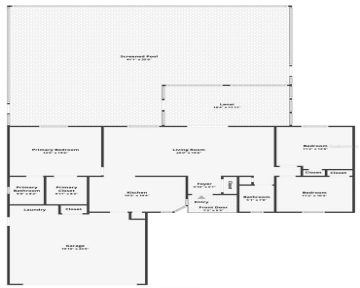


12505 WEDGEFIELD DRIVE GRAND ISLAND FL 32735

https://candiscarmichael.com



AGENTS - PLEASE VIEW REALTOR REMARKS IN THE MLS. THIS IS NOT AN AUCTION, BUT SOMETHING SIMILAR. FULLY REMODELED • POOL HOME • GOLF COMMUNITY • MOVE-IN READY! - OWNER OCCUPIED - WORKING FROM HOME - PLEASE SET AN APPOINTMENT ON SHOWINGTIME - Welcome to 12505 Wedgefield Dr in Grand Island, where modern upgrades meet [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1269 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6439260



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1269 sq ft

Year built: 1989

SubdivisionName: WEDGEWOOD CLUB ADD 01

GarageSpaces: 2

Date added: Added 57 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 13470 sq ft

View: Garden, Trees/Woods

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 18S

Road Responsibility: Public Maintained Road

Middle Or Junior School: Eustis Middle

Road Surface Type: Asphalt, Concrete, Paved

Elementary School: Treadway Elem

High School: Eustis High School

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Concrete, Luxury Vinyl, Tile

Patio And Porch Features: Covered, Deck, Enclosed, Front Porch, Patio, Rear Porch, Screened

Pool Features: Auto Cleaner, Deck, Gunite, In Ground, Lighting, Other, Salt Water, Screen Enclosure, Self Cleaning, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting

Window Features: Aluminum Frames, Blinds, Shades

Vegetation: Fruit Trees, Mature Landscaping, Trees/Landscaped

Water Source: Well, Well Required

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, In Garage, Washer Hookup

Pool Private YN: Yes

Parking Features: Converted Garage, Garage Door Opener, Ground Level, Guest, Parking Pad

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Water Connected

View: Garden, Trees/Woods

Sewer: Septic Tank

Heating: Central, Electric

Lot Features: Cleared, Landscaped, Level, Near Golf Course, Near Marina, Near Public Transit, On Golf Course, Private, Sidewalk, Paved

Property Details

Subdivision Name: WEDGEWOOD CLUB ADD 01

Levels: One

Number Of Lots: 1

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 31-18-26-1000-000-03700

Direction Faces: South

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan



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Association Information

Association YN: Yes	Association Fee: 125
Association Fee Frequency: Annually	Association Fee Includes: Maintenance Grounds
Association Amenities: Golf Course	Community Features: Deed Restrictions, Golf Carts OK, Golf, No Truck/RV/Motorcycle Parking, Street Lights

Fees&Taxes

Tax Year: 2025	Tax Annual Amount: \$2,403
Tax Legal Description: WEDGEWOOD CLUB LOT 37 PB 29 PGS 89-90 ORB 4932 PG 370	
Tax Lot: 37	

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x11	First	11	15
Living Room	25x15	First	15	25
Primary Bedroom	14x15	First	15	14
Primary Bathroom	5x9	First	9	5
Bedroom 2	12x13	First	13	12
Bedroom 3	12x11	First	11	12
Bathroom 2	6x8	First	8	6
Florida Room	19x12	First	12	19

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Deed Restrictions, Golf Carts OK, Golf, No Truck/RV/Motorcycle Parking, Street Lights

ExteriorFeatures: Lighting

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Aluminum Frames, Blinds, Shades

PoolFeatures: Auto Cleaner, Deck, Gunitite, In Ground, Lighting, Other, Salt Water, Screen Enclosure, Self Cleaning, Tile

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Converted Garage, Garage Door Opener, Ground Level, Guest, Parking Pad

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Structures: Storage

Showing Requirements: Appointment Only, Combination Lock Box, Lock Box Coded, See Remarks, ShowingTime



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