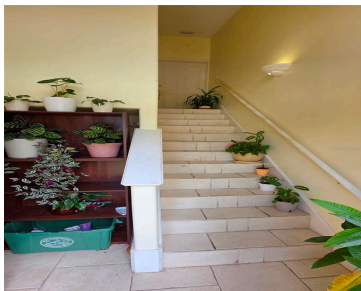


149 BLUE HERON DRIVE DAYTONA BEACH FL 32119

https://candiscarmichael.com



Virtually Staged. Welcome home to this beautifully maintained second-floor condominium in the sought-after gated golf community of Pelican Bay! This spacious 2-bedroom, 2-bath residence features vaulted ceilings, skylights, wood-look laminate flooring, and peaceful conservation views that fill the home with natural light. The updated kitchen offers newer cabinetry, ample counter space, and a dining area [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1192 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6441045



Call us now

Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=PB3Y3TXoizL6&mls=1>

---

## Basics

|                                        |                                                                      |
|----------------------------------------|----------------------------------------------------------------------|
| <b>Unit Number:</b> C                  | <b>Bathrooms Full:</b> 2                                             |
| <b>Date added:</b> Added 1 day ago     | <b>Category:</b> Condominium                                         |
| <b>Type:</b> Residential               | <b>Bedrooms:</b> 2 beds                                              |
| <b>Bathrooms:</b> 2 baths              | <b>Half baths:</b> 0 half baths                                      |
| <b>Floors:</b> 2 floors                | <b>Area, sq ft:</b> 1192 sq ft                                       |
| <b>Lot size, sq ft:</b> 5182 sq ft     | <b>Year built:</b> 2000                                              |
| <b>UnitNumber:</b> C                   | <b>SubdivisionName:</b> SANDPIPER LAKE AT PELICAN BAY CONDO PH 02-05 |
| <b>ListOfficeName:</b> LPT REALTY, LLC | <b>ListAOR:</b> mfrmls                                               |

---

## Location Details

|                     |                                 |
|---------------------|---------------------------------|
| <b>Township:</b> 15 | <b>Road Surface Type:</b> Paved |
|---------------------|---------------------------------|

---

## Property Features



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Split Bedroom

**Flooring:** Laminate, Tile

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Range, Washer

**Laundry Features:** Laundry Room

**Exterior Features:** Private Entrance

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

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** SANDPIPER LAKE AT PELICAN BAY CONDO PH 02-05

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 5236-08-05-1493

**Direction Faces:** North

**Construction Materials:** Concrete

---

## Association Information

**Association YN:** Yes

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Maintenance Grounds, Management, Pest Control, Sewer, Trash, Water

**Community Features:** Clubhouse, Gated Community - Guard, Golf, Tennis Court(s)

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Gated, Security, Tennis Court(s)

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Annual Amount:** \$2,951

**Tax Legal Description:** UNIT 3 BLDG 149 SANDPIPER LAKE AT PELICAN BAY CONDO PHASE V PER OR 4332 PAGE 2109 PER OR 4594 PG 1900 PER OR 6633 PG 4917 PER OR 7109 PG 4314 PER OR 7856 PG 2031 PER OR 8634 PG 1949

**Tax Lot:** 1493

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Primary Bedroom | 17x12      | First | 12     | 17    |
| Kitchen         | 11x10      | First | 10     | 11    |
| Living Room     | 23x12      | First | 12     | 23    |
| Bathroom 2      | 12x11      | First | 11     | 12    |
| Dining Room     | 11x10      | First | 10     | 11    |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Gated Community - Guard, Golf, Tennis Court(s)

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

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Range, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Entrance

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Split Bedroom

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Owner

**Other Equipment:** Private Entrance

**Showing Requirements:** Combination Lock Box,  
ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE