

# 15058 SAWGRASS BLUFF DRIVE WINTER GARDEN FL 34787

<https://candiscarmichael.com>



Location! Location! Located just 10 minutes from historic downtown Winter Garden and adjacent to the John Lake Conservation Area, you'll also enjoy easy walking and biking access to Tucker Ranch, the future site of a holistic wellness center, teaching farm, and family activity hub. Welcome to your move-in ready haven in Winter Garden's highly desirable [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2626 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRO6312300



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://imaginethatpics.com/15058-Sawgrass-Bluff-Dr/idx>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 9793 sq ft

**SubdivisionName:** JOHNS LAKE POINTE A & S

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2626 sq ft

**Year built:** 2013

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 22

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** SunRidge Middle

**Road Surface Type:** Asphalt

**Elementary School:** SunRidge Elementary

**High School:** West Orange High

## Property Features



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**Interior Features:** Ceiling Fans(s), In Wall Pest System, Open Floorplan, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Luxury Vinyl, Tile

**Patio And Porch Features:** Covered, Patio, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Sidewalk

**Architectural Style:** Florida

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Laundry Room, Upper Level

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

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

**Roof:** Shingle

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

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Corner Lot, City Limits, Landscaped, Level, Sidewalk, Paved

## Property Details

**Subdivision Name:** JOHNS LAKE POINTE A & S

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 28-22-27-4025-02-650

**Direction Faces:** Northeast

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 385

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool, Recreational Facilities

**Association Amenities:** Clubhouse, Fitness Center, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s)

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$6,411

**Tax Legal Description:** JOHNS LAKE POINTE 69/121 LOT 265

**Tax Lot:** 265

## Green Building Info

**Green Water Conservation:** Irrigation-Reclaimed Water

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x16	First	16	15
Kitchen	24x16	First	16	24
Primary Bedroom	15.5x15	Second	15	15.5
Bedroom 2	14x12	Second	12	14
Bedroom 3	11x12	Second	12	11
Bedroom 4	11x12	Second	12	11
Loft		Second		



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Court(s)

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Private Mailbox, Sidewalk

**Features:** Ceiling Fans(s), In Wall Pest System, Open Floorplan, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Sentri Lock Box, 24 Hour Notice, ShowingTime



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