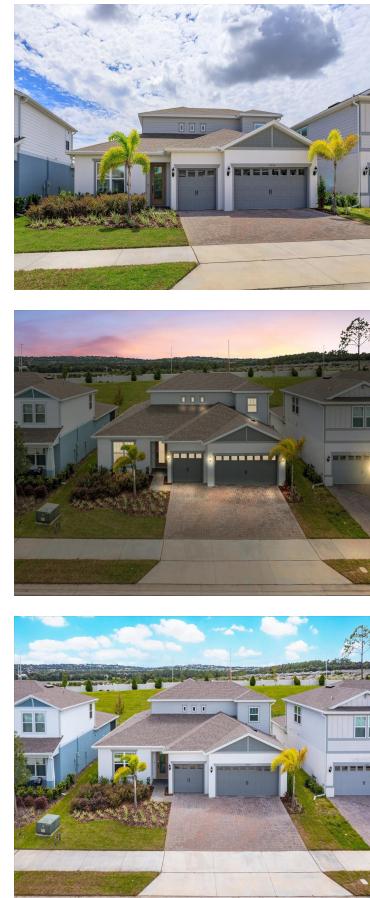


# 15954 WINDING BLUFF DRIVE MONTVERDE FL 34756

<https://candiscarmichael.com>



!!!! RELOCATING SELLERS !!!! NEW PRICE IMPROVEMENT !!!!!\*Move-In Ready Luxury in Willow Ridge\* Why wait on new construction when this brand-new Ashby Grand residence is ready for you now? Situated in the exclusive gated community of Willow Ridge in Montverde, this home blends modern design, everyday functionality, and versatile living spaces—crafted for the way you [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3301 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6340526



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Email: RealtorCandis@gmail.com



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# Description

**Virtual Tour:** <https://imaginethatpics.com/15954-Winding-Bluff-Dr/idx>

## Basics

**Bathrooms Full:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3301 sq ft

**Year built:** 2024

**SubdivisionName:** WILLOW RIDGE

**GarageSpaces:** 3

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 7511 sq ft

**View:** City, Trees/Woods

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 22

**Road Surface Type:** Asphalt

**Elementary School:** Grassy Lake Elementary **Middle Or Junior School:** East Ridge Middle

**High School:** Lake Minneola High

## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Dry Bar, High Ceilings

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System

**Flooring:** Carpet, Tile

**Laundry Features:** Laundry Room

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

**Pool Features:** Deck, Gunite, In Ground, Lighting

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

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 3

**Pets Allowed:** Breed Restrictions, Yes

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

**Roof:** Shingle

**Window Features:** Blinds, Storm Window(s), Window Treatments

**Architectural Style:** Contemporary

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

**Vegetation:** Mature Landscaping

**View:** City, Trees/Woods

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

**Lot Features:** Gentle Sloping, City Limits, In County, Landscaped, Sidewalk, Paved

## Property Details

**Subdivision Name:** WILLOW RIDGE

**Parcel Number:** 10-22-26-0010-000-02100

**Levels:** Two

**Direction Faces:** Northwest

**Builder Name:** Pulte

**Builder Model:** Ashby Grand

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete, Stucco

**Listing Terms:** Cash, Conventional, Other

## Association Information



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**Association YN:** Yes

**Association Fee:** 160

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Internet, Maintenance Grounds, Management, Pool, Private Road

**Association Amenities:** Fence Restrictions, Gated, Maintenance, Pool, Vehicle Restrictions

**Community Features:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,848

**Tax Legal Description:** WILLOW RIDGE PB 78 PG 70-75 LOT 21 **Tax Lot:** 21  
ORB 6279 PG 195

## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	18.5x12	First	12	18.5
Bedroom 2	12.5x11.5	First	11.5	12.5
Bedroom 3	14.5x12.5	First	12.5	14.5
Bedroom 4	12.5x11.5	Second	11.5	12.5
Dining Room	19x9	First	9	19
Living Room	16x16	First	16	16
Kitchen	17x10	First	10	17
Office	13x14.5	First	14.5	13
Bonus Room	22x31.5	Second	31.5	22
Florida Room	22x12.5	First	12.5	22

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks

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

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

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Storm Window(s), Window Treatments

**PoolFeatures:** Deck, Gunite, In Ground, Lighting

**Features:** Built-in Features, Ceiling Fans(s), Dry Bar, High Ceilings

## Building Details

**ArchitecturalStyle:** Contemporary

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Concrete, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent



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