

1610 CORTLEIGH DRIVE TRINITY FL 34655

<https://candiscarmichael.com>



\$449,900



BEAUTIFUL Maintenance Free Detached Villa Located in Desirable GATED COMMUNITY of Wyngate. Welcome to this TURN KEY, UPDATED 3 Bedroom, 2 Bath, 2 Car Garage with Oversized Screened Tiled Lanai Overlooking Private, PEACEFUL PRESERVE with NO NEIGHBOR to the REAR or to the LEFT SIDE! Bonus POND VIEW! Plus on a CUL DE SAC! Great [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1874 sq ft



Courtesy of

Listing Office: RE/MAX REALTEC GROUP INC

Status: Active

Office ID: MFR260000706

MLS ID: MFRTB8446272



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8446272>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Area, sq ft: 1874 sq ft

Lot size, sq ft: 6138 sq ft

Year built: 1998

View: Water

SubdivisionName: WYNDTREE-VILLAGES 11 AND 12

ListOfficeName: RE/MAX REALTEC GROUP INC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 26

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Pool Features: Heated

Spa Features: Heated

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Security Features: Smoke Detector(s)

Architectural Style: Florida

View: Water

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Spa YN: Yes

Waterfront YN: Yes

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Skylight(s)

Utilities: Cable Connected, Public

Water Source: Public

Cooling: Central Air

Lot Features: Conservation Area, Cul-De-Sac, Sidewalk, Paved

Property Details

Subdivision Name: WYNDTREE-VILLAGES 11 AND 12

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 34-26-16-0050-00000-0830

Direction Faces: West

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee: 781

Association Fee Frequency: Quarterly

Association Fee Includes: Common Area Taxes, Pool, Maintenance Grounds, Trash

Association Amenities: Gated, Pool, Spa/Hot Tub

Community Features: Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$2,679

Tax Legal Description: WYNDTREE-VILLAGES 11 AND 12 PB 34
PGS 10-15 LOT 83 OR 5146 PG 1918

Tax Lot: 0830

Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	12x12	First	12	12
Family Room	17x13	First	13	17
Kitchen	13x12	First	12	13
Living Room	16x13	First	13	16
Primary Bathroom		First		
Primary Bedroom	15x14	First	14	15

Amenities & Features



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Waterfront available: Yes

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

Spa Features: Heated

Security Features: Smoke Detector(s)

CommunityFeatures: Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks

WindowFeatures: Skylight(s)

ExteriorFeatures: Sliding Doors

PoolFeatures: Heated

Utilities: Cable Connected, Public

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Florida

NewConstructionYN: No

Heating: Central

Exterior material: Block

Roof: Shingle

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Home Warranty YN: Yes

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, Call Before Showing, Listing Agent Must Accompany, No Lockbox



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