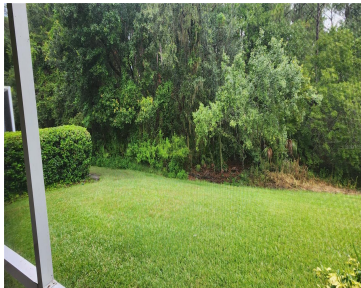


1713 SASSAFRAS DRIVE WESLEY CHAPEL FL 33543

https://candiscarmichael.com



Nice house new flooring, new laminate, new carpet, new refrigerator, and a second refrigerator in the garage, staging furniture can stay if the buyer likes them new dishwasher, ac a few years old etc... Low HOA fees cover exterior painting, lawn care, limited roof repair, roof replacement, clubhouse, fitness center, community pool, tennis court, basketball [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1422 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8411343



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



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 4166 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG REALTY
INC

ListAOR: mfrmls

Date added: Added 6 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1422 sq ft

Year built: 1999

SubdivisionName: MEADOW POINTE PRCL 12

GarageSpaces: 2

Location Details

Township: 26

Road Surface Type: Asphalt

Property Features



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Interior Features: Eat-in Kitchen, Split Bedroom, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Laminate, Vinyl

Patio And Porch Features: Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Contemporary

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Lot Features: Conservation Area

Appliances: Dishwasher, Range, Refrigerator

Laundry Features: Inside

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

Utilities: Electricity Connected, Sprinkler Meter

View: Water

Sewer: Public Sewer

Heating: Central, Natural Gas

Property Details

Subdivision Name: MEADOW POINTE PRCL 12

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 32-26-20-0150-00100-0150

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Fitness Center, Gated, Park, Playground, Tennis Court(s)

Association Fee: 180

Association Fee Includes: Maintenance Structure, Maintenance Grounds

Community Features: Deed Restrictions, Fitness Center, Park, Playground, Pool, Tennis Court(s), Street Lights



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$4,236

Tax Other Annual Assessment Amount: 1926

Tax Legal Description: MEADOW POINTE PARCEL 12
UNIT 1 PB 35 PGS 80-84 BLK 1 LOT 15 OR 4267 PG 505 &
OR 7309 PG 1517

Tax Lot: 15

Rooms

| Room type | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Bedroom 2 | 10x11 | First | 11 | 10 |
| Kitchen | 10x18 | First | 18 | 10 |
| Living Room | 19x17 | First | 17 | 19 |
| Primary Bathroom | | First | | |
| Primary Bedroom | 12x15 | First | 15 | 12 |
| Office | 13x10 | First | 10 | 13 |
| Balcony/Porch/Lanai | 8x16 | First | 16 | 8 |

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: Electricity Connected, Sprinkler Meter

Amenities: Dishwasher, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Fitness Center, Park, Playground, Pool, Tennis Court(s), Street Lights

ExteriorFeatures: Sliding Doors

Features: Eat-in Kitchen, Split Bedroom, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Contemporary

Heating: Central, Natural Gas

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, Combination Lock Box



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