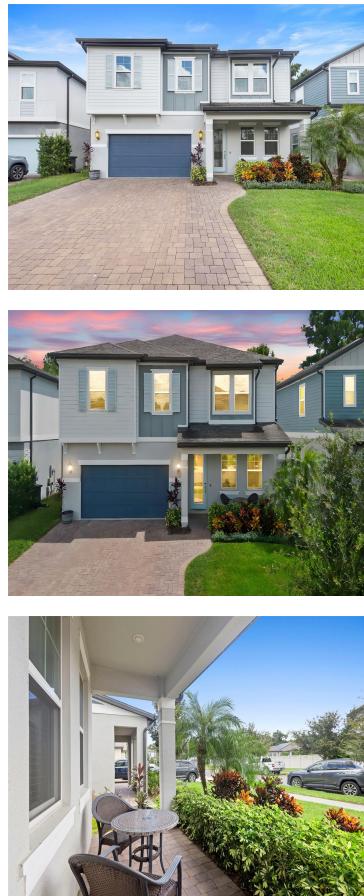


# 2215 MARSH SEDGE LANE WINTER PARK FL 32792

<https://candiscarmichael.com>



**NEW PRICE – Preserve-View Pool Retreat in a Gated, Family-Friendly Winter Park Community** This is the one buyers wait for — and it's finally here at a new price. Perfectly positioned on a premium preserve lot with no rear neighbors, this beautifully upgraded 2,645 sq ft Winter Park home offers rare privacy, peaceful green views, [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2646 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6342646



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.youtube.com/shorts/qaFGWbpC5ns>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2646 sq ft

**Year built:** 2019

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 7535 sq ft

**SubdivisionName:** PRESERVE AT HAWKS CREST

**GarageSpaces:** 2

## Location Details

**Township:** 21

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Walk-In Closet(s), Window Treatments

**Flooring:** Tile, Vinyl

**Pool Private YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Electric

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

**Laundry Features:** Inside, Upper Level

**Pool Features:** In Ground, Screen Enclosure

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** PRESERVE AT HAWKS CREST

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 27-21-30-5VG-0000-3830

**Direction Faces:** South

**Construction Materials:** Block, Frame

## Association Information

**Association YN:** Yes

**Association Fee:** 235.6

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$6,597

**Tax Legal Description:** LOT 383 PRESERVE AT HAWKS CREST  
PLAT BOOK 83 PAGES 1-11

**Tax Lot:** 383



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## Rooms

| Room type        | Dimensions | Level  | Length | Width |
|------------------|------------|--------|--------|-------|
| Great Room       | 19x14      | First  | 14     | 19    |
| Dining Room      | 10x10      | First  | 10     | 10    |
| Primary Bedroom  | 15x15      | Second | 15     | 15    |
| Primary Bathroom |            | Second |        |       |
| Bedroom 2        | 12x11      | Second | 11     | 12    |
| Bedroom 3        | 12x11      | Second | 11     | 12    |
| Bedroom 4        | 12x11      | Second | 11     | 12    |
| Game Room        | 12x17      | Second | 17     | 12    |
| Office           | 10x12      | First  | 12     | 10    |
| Kitchen          |            | First  |        |       |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks

**PoolFeatures:** In Ground, Screen Enclosure

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Utilities:** Public

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Heating:** Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

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



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