

# 2265 CARRABELLE WAY SANFORD FL 32771

<https://candiscarmichael.com>



Situated on a spacious corner lot in the Landings at Riverbend, this townhome feels fresh, modern, and truly move-in ready. Built by KB Homes in 2022, it features a thoughtful layout with 3 generous bedrooms, 3 full bathrooms, a convenient guest half-bath, and an extended 1-car garage with its own private driveway. All bedrooms and [...]

- 3 beds
- 4 baths
- Residential
- Townhouse
- Active
- 1479 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRS5138887



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5138887>

## Basics

**Bathrooms Full:** 3

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 1479 sq ft

**Year built:** 2022

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2381 sq ft

**SubdivisionName:** LANDINGS AT RIVERBEND

**GarageSpaces:** 1

## Location Details

**Township:** 19

**Road Surface Type:** Paved

**Elementary School:** Midway Elementary

**Middle Or Junior School:** Millennium Middle

**High School:** Seminole High

## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Wood Cabinets, Stone Counters, Window Treatments

**Flooring:** Carpet, Luxury Vinyl

**Parking Features:** Driveway

**Attached Garage YN:** Yes

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

**Fencing:** Other, Vinyl

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Closet

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Other, Private Yard, Sidewalk

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** LANDINGS AT RIVERBEND

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 33-19-31-518-0000-1110

**Direction Faces:** East

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 225.5

**Association Fee Frequency:** Monthly

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

**Community Features:** Pool, Sidewalks

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$4,364

**Tax Legal Description:** LOT 111 LANDINGS AT RIVERBEND  
PLAT BOOK 86 PAGES 13-19

**Tax Lot:** 111

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Dining Room	First
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool, Sidewalks

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected

**Amenities:** Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other, Private Yard, Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

**Heating:** Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Private Yard

**Showing Requirements:** Call Before Showing, Call Listing Agent, Do Not Contact Tenants, Listing Agent Must Accompany, Lock Box Coded, See Remarks, ShowingTime



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