# 2273 STANDING ROCK CIRCLE OAKLAND FL 34787

https://candiscarmichael.com










Location, location, location!! Incredible opportunity to own a popular Whitman II model in the desirable Oakland Trails community with direct walkable access to the West Orange Trail! Imagine walking or biking to dinner in downtown Winter Garden just minutes away! You’re also just minutes from the Florida Turnpike and all the new shopping in Clermont, […]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2082 sq ft

## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6439158

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Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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## Basics

**Bathrooms Full:** 2

**Bathrooms Half:** 1

**Date added:** Added 2 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms: 3** beds

**Bathrooms: 3** baths

**Half baths: 1** half bath

**Floors: 2** floors

**Area, sq ft: 2082** sq ft

**Lot size, sq ft: 3979** sq ft

**Year built:** 2019

**SubdivisionName:** OAKLAND TRLS PH 2

**ListOfficeName:** REAL BROKER, LLC

**GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 22

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Public Maintained Road

**Elementary School:** Tildenville Elem

**Middle Or Junior School:** Lakeview Middle

**High School:** West Orange High

## Property Features


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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside, Laundry Room

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

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

**Roof:** Shingle

**Window Features:** Blinds

**Architectural Style:** Florida

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** OAKLAND TRLS PH 2

**Parcel Number:** 30-22-27-6117-02-070

**Levels:** Two

**Direction Faces:** Northeast

**Builder Name:** Meritage Homes

**Builder Model:** Whitman II

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

## Association Information

**Association YN:** Yes

**Association Fee:** 315

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool

**Community Features:** Clubhouse, Dog Park, Playground, Pool, Sidewalks


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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $7,624

**Tax Legal Description:** OAKLAND TRAILS PHASE 2 94/80 LOT 207

**Tax Lot:** 207

## Rooms


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| Room type | Dimensions | Length | Width |
|---|---|---|---|
| Kitchen | | | |
| Dining Room | 13.2x10.4 | 10.4 | 13.2 |
| Living Room | 13.4x14.2 | 14.2 | 13.4 |
| Primary Bedroom | 13.4x16 | 16 | 13.4 |
| Primary Bathroom | | | |
| Bedroom 2 | 11x11.9 | 11.9 | 11 |
| Bedroom 3 | 11x11 | 11 | 11 |
| Bathroom 2 | | | |
| Bathroom 3 | | | |
| Laundry | | | |
| Balcony/Porch/Lanai | | | |

## Amenities & Features


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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

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


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