

# 2299 BEAR PEAK ROAD MINNEOLA FL 34715

<https://candiscarmichael.com>



**\$530,000**



2,200 SQ FT of 2023 Perfection | EV-Ready | 4BR/3BA Avoid the builder delays! This 2023-built, one-story home is the definition of “turn-key,” featuring a spacious 2,200 sq. ft. layout and premium upgrades. • Gourmet Kitchen: Features a “great island” perfect for meal prep and entertaining, overlooking the open living area. • High-End Finishes: Luxury [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2200 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRG5107635



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5107635>

---

## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 2200 sq ft

**Lot size, sq ft:** 6218 sq ft

**Year built:** 2023

**SubdivisionName:** VILLAGES AT MINNEOLA HILLS PHASE 1B

**ListOfficeName:** DALTON WADE INC **GarageSpaces:** 2

**ListAOR:** mfrmls

---

## Location Details

**Township:** 21

**Road Surface Type:** Paved

**Road Responsibility:** Public Maintained Road

**High School:** Lake Minneola High

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Kitchen/Family Room Combo, Open Floorplan

**Flooring:** Ceramic Tile, Luxury Vinyl

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sidewalk

**Utilities:** Electricity Available, Sewer Available, Sprinkler Recycled, Water Available

**Sewer:** Public Sewer

**Heating:** Central, Electric

---

## Property Details

**Subdivision Name:** VILLAGES AT MINNEOLA HILLS PHASE 1B

**Levels:** One

**Builder Name:** Meritage Homes

**Foundation Details:** Slab

**Parcel Number:** 32-21-26-0011-000-23400

**Direction Faces:** East

**Builder Model:** Pomelo

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 118

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

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Annual Amount:** \$9,485

**Tax Other Annual Assessment Amount:** 1751

**Tax Legal Description:** VILLAGES AT MINNEOLA HILLS PHASE 1B PB 78 PG 43-47 LOT 234

**Tax Lot:** 234

---

## Green Building Info

**Green Energy Efficient:** Lighting

---

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x15	First	15	13
Kitchen	9x16	First	16	9
Great Room	12x21	First	21	12

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**Utilities:** Electricity Available, Sewer Available, Sprinkler Recycled, Water Available

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Kitchen/Family Room Combo, Open Floorplan



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box,  
Appointment Only, Call Listing Agent



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE