

2405 HIGH TIDES WAY WESLEY CHAPEL FL 33543

https://candiscarmichael.com



Welcome to this meticulously maintained home in a newer, highly desirable community, where thoughtful design and comfortable living come together beautifully. Offering 4 bedrooms, 3.5 baths, and a 3 car garage, this home provides 2,795 square feet of style and functionality that today’s buyers are looking for. There’s something especially appealing about a newer community [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2795 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8549889



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8549889>

Basics

Bathrooms Full: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 1 floor

Lot size, sq ft: 8708 sq ft

SubdivisionName: RIVER LNDG PH 1B

GarageSpaces: 3

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2795 sq ft

Year built: 2022

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 26S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Laminate, Tile

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters, Sidewalk

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Public

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: RIVER LNDG PH 1B

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-26-25-005.0-000.00-184.0

Direction Faces: East

Construction Materials: Block, Concrete, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 788

Association Fee Frequency: Quarterly

Community Features: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 1936

Tax Lot: 184

Tax Annual Amount: \$8,915

Tax Legal Description: RIVER LANDING PHASE 1B
PB 86 PG 22 LOT 184

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	17.8x28.8	First	28.8	17.8
Kitchen		First		
Primary Bedroom	16.4x16.8	First	16.8	16.4
Bedroom 2	12x11.4	First	11.4	12
Bedroom 3	11.4x11.8	First	11.8	11.4
Bedroom 4	11.4x11.8	First	11.8	11.4
Den	13.8x12.6	First	12.6	13.8
Balcony/Porch/Lanai	18.4x11.4	First	11.4	18.4

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Public

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Coming Soon - Allowing Showings, Supra Lock Box, See Remarks, ShowingTime



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