

2406 HIGH TIDES WAY WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



DON'T WAIT TO BUILD!! The Tortola floor plan by Taylor Morrison in a stunning new private gated community of Wesley Chapel , River Landing. This dream two story home offers 3461 sq ft, 5 beds, a game room, 4 1/2 baths and a 3 car garage. Upon entering through double doors, you are greeted by [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3461 sq ft



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRT3551440

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/T3551440>

Basics

Bathrooms Full: 4

Date added: Added 6 hours ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 3461 sq ft

Year built: 2022

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Lot size, sq ft: 8086 sq ft

SubdivisionName: RIVER LNDG PH 1B

GarageSpaces: 3

Location Details

Township: 26

Road Responsibility: Public Maintained Road

Middle Or Junior School: Raymond B Stewart
Middle-PO

Road Surface Type: Asphalt

Elementary School: Chester W Taylor
Elemen-PO

High School: Zephyrhills High School-PO

Property Features



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Interior Features: Crown Molding, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl, Tile

Patio And Porch Features: Front Porch, Rear Porch

Fireplace Features: Electric

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Gated Community

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Natural Gas Available, Public, Sewer Available, Sprinkler Recycled, Street Lights, Underground Utilities, Water Available

Sewer: Public Sewer

Heating: Electric

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater

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

Fireplace YN: Yes

Parking Features: Covered, Driveway, Garage Door Opener, Ground Level, Split Garage

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Craftsman

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: RIVER LNDG PH 1B

Levels: Two

Builder Name: Taylor Morrison

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 25-26-20-0050-00000-1950

Direction Faces: West

Builder Model: Tortola

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Park, Pickleball Court(s), Playground, Pool, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions

Association Fee: 650

Association Fee Includes: Pool, Recreational Facilities

Community Features: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Tennis Courts

Fees&Taxes

Tax Year: 2023

Tax Other Annual Assessment Amount: 1942

Tax Lot: 195

Tax Annual Amount: \$12,468

Tax Legal Description: RIVER LANDING PHASE 1B
PB 86 PG 22 LOT 195

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	20x22	First	22	20
Kitchen	10x16	First	16	10
Primary Bedroom	18x18	First	18	18
Bathroom 2	12x12	First	12	12
Bathroom 3	15x13	Second	13	15
Bedroom 4	13x11	Second	11	13
Bathroom 5	11x13	Second	13	11
Game Room	18x15	Second	15	18

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

Features: Crown Molding, Electric, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Tennis Courts

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Natural Gas Available, Public, Sewer Available, Sprinkler Recycled, Street Lights, Underground Utilities, Water Available

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Building Details

ArchitecturalStyle: Craftsman **NewConstructionYN:** No

Heating: Electric

Exterior material: Block, Stucco

Roof: Shingle

Parking: Covered, Driveway, Garage Door Opener, Ground Level, Split Garage

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** Appointment Only, Call Listing Agent, Lock Box Electronic, See Remarks, ShowingTime



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