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
- Residentia
- Single Family
- Activ
- 3461 sq ft





Call us now

Phone: 727-888-3292



Courtesy of

Listing Office: LPT REALTY, LLC **Office ID:** MFR261016803

Status: Active MLS ID: MFRT3551440

Description

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

Basics

Bathrooms Full: 4 Bathrooms Half: 1

Type: Residential Bedrooms: 5 beds

Bathrooms: 5 baths **Half baths: 1** half bath

Area, sq ft: 3461 sq ft **Lot size, sq ft: 8086** sq ft

Year built: 2022 SubdivisionName: RIVER LNDG PH 1B

ListOfficeName: LPT REALTY, LLC **GarageSpaces:** 3

Location Details

ListAOR: mfrmls

Township: 26 Road Surface Type: Asphalt

Elemen-PO

Middle Or Junior School: Raymond B Stewart High School: Zephryhills High School-PO

Middle-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

Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water

Appliances: Built-In Oven, Convection

Heater

Flooring: Ceramic Tile, Luxury Vinyl, Tile

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

Patio And Porch Features: Front Porch, Rear Porch

Fireplace YN: Yes

Fireplace Features: Electric

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

Garage

Garage YN: Yes Attached Garage YN: Yes

Pets Allowed: Yes

Exterior Features: Irrigation System, Rain Gutters,

Roof: Shingle

Sidewalk, Sliding Doors

Garage Spaces: 3

J

Security Features: Gated Community

Architectural Style: Craftsman

Construction Materials: Block, Stucco

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

Water Source: Public

Underground Utilities, Water Available

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Property Details

Foundation Details: Slab

Subdivision Name: RIVER LNDG PH 1B **Parcel Number:** 25-26-20-0050-00000-1950

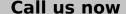
Levels: Two Direction Faces: West

Builder Name: Taylor Morrison Builder Model: Tortola

Listing Terms: Cash, Conventional, VA Loan

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 Annual Amount: \$12,468

Tax Other Annual Assessment Tax Legal Description: RIVER LANDING PHASE 1B

PB 86 PG 22 LOT 195

Tax Lot: 195

Amount: 1942

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

Sated Community Communi

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

Courts

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

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

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

Underground Utilities, Water Available

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 **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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