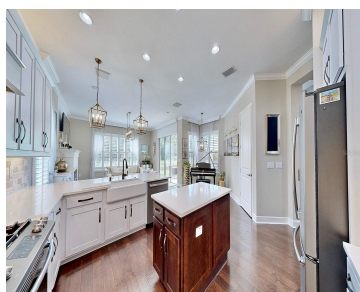


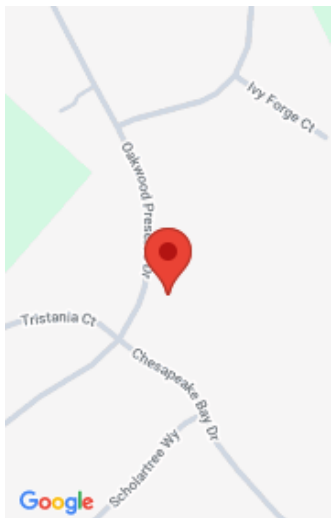
2412 OAKWOOD PRESERVE DRIVE WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Nestled in the sought-after gated community of The Ridge at Wiregrass Ranch, this stunning home is priced below appraised value and offers unparalleled modern comfort and sophistication. This home features 6 Bedrooms & 5 Bathrooms, 3-Car Garage, Den/Bonus Room & Loft. Upon arrival, you'll be captivated by the expanded brick-paved driveway and walkway, enhancing the [...]

- 6 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 4094 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: MFRT3548385

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/T3548385>

Basics

Bathrooms Full: 5

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Area, sq ft: 4094 sq ft

Year built: 2018

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 5 baths

Floors: 2 floors

Lot size, sq ft: 7751 sq ft

SubdivisionName: WIREGRASS M23 PH 2

GarageSpaces: 3

Location Details

Township: 26S

Road Surface Type: Asphalt, Paved

Elementary School: Wiregrass Elementary **Middle Or Junior School:** John Long Middle-PO

High School: Wiregrass Ranch High-PO

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Open Floorplan, Split Bedroom, Thermostat

Flooring: Carpet, Ceramic Tile, Wood

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Irrigation System, Private Mailbox, Sidewalk, Sliding Doors

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Appliances: Microwave, Range, Range Hood, Refrigerator

Laundry Features: Inside

Fireplace Features: Gas

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Slate

Utilities: Cable Available, Electricity Available, Natural Gas Available, Public

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: WIREGRASS M23 PH 2

Levels: Two

Foundation Details: Slab

Parcel Number: 20-26-28-003.0-000.00-233.0

Direction Faces: West

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee: 1348

Association Fee Frequency: Quarterly

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$14,652

Tax Other Annual Assessment Amount: 2173

Tax Legal Description: WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 233 OR 9708 PG 3477

Tax Lot: 233



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Rooms

Room type	Dimensions	Level	Length	Width
Dining Room	14x11	First	11	14
Den	12x13	First	13	12
Living Room	17x19	First	19	17
Family Room	12x13	First	13	12
Kitchen	11x13	First	13	11
Bedroom 2	11x13	Second	13	11
Loft	14x14	Second	14	14
Laundry		Second		
Bedroom 3	11x11	Second	11	11
Bedroom 4	11x12	Second	12	11
Bedroom 5	12x12	Second	12	12
Primary Bedroom	16x16	Second	16	16



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Available, Natural Gas Available, Public

Amenities: Microwave, Range, Range Hood, Refrigerator

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Irrigation System, Private Mailbox, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Gas, Open Floorplan, Split Bedroom, Thermostat

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Slate

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only

Occupant Type: Vacant



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE