

# 253 RIDGEWIND DRIVE ST AUGUSTINE FL 32092

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Save Big: RECEIVE A 1% LENDER CREDIT (based on loan amount) toward closing costs or rate buy-down. Ask for details! Price Improvement!! Welcome to this stunning 4-bedroom, 2 bath home with a private office, built in 2022 and perfectly situated on a desirable waterview corner lot in [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1866 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRG5101430



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5101430>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6970 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1866 sq ft

**Year built:** 2022

**SubdivisionName:** SHEARWATER PH 2D

**GarageSpaces:** 2

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## Location Details

**Township:** 05S

**High School:** Beachside High School

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s)

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Covered, Patio, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

**Utilities:** BB/HS Internet Available, Public

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Corner Lot

**Appliances:** Dishwasher, Dryer, Gas Water Heater, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** SHEARWATER PH 2D

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 010016-1510

**Direction Faces:** East

**Construction Materials:** Cement Siding, Stone

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Clubhouse, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Tennis Court(s)

**Association Fee:** 236.25

**Association Amenities:** Clubhouse, Fitness Center, Maintenance, Recreation Facilities, Trail(s)

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$7,561

**Tax Other Annual Assessment Amount:** 2576

**Tax Legal Description:** 101/16-34 SHEARWATER PHASE 2D LOT 151 OR5543/853

**Tax Lot:** 151

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	17x14	First	14	17
Primary Bedroom	15x13	First	13	15
Kitchen	18x10	First	10	18
Dining Room	17x10	First	10	17
Bathroom 4	10x12	First	12	10
Bathroom 3	10x11	First	11	10
Bathroom 2	12x10	First	10	12
Balcony/Porch/Lanai		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Golf Carts OK, Park, Playground, Pool, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Public

**Amenities:** Dishwasher, Dryer, Gas Water Heater, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Cement Siding, Stone

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Lockbox



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