

2600 MEADOWEDGE LOOP ST CLOUD FL 34772

<https://candiscarmichael.com>



SELLER INCENTIVE: The seller is offering a 1.25% lender credit (based on the buyer's loan amount) toward the buyer's closing costs or interest rate buy-down when using the seller's preferred lender. Lender will also contribute 1%! This elegant 3-bedroom, plus office, 2.5-bath single-level home with a 3-car garage sits proudly on an ideal corner lot [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2935 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRO6346165

Description



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



Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 8276 sq ft

SubdivisionName: TWIN LAKES PH 2A-2B

GarageSpaces: 3

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2935 sq ft

Year built: 2019

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 26S

Elementary School: Hickory Tree Elem

High School: Harmony High

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Harmony Middle

Property Features



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

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Enclosed, Front Porch, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System

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

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Window Features: Insulated Windows, Shades, Window Treatments

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Lot Features: Corner Lot, Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: TWIN LAKES PH 2A-2B

Levels: One

Builder Name: Jones Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 17-26-31-5262-0001-6330

Direction Faces: South

Builder Model: Sanibel

Construction Materials: Block, Concrete, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)

Association Fee: 357

Association Fee Includes: Common Area Taxes, Pool, Maintenance Grounds, Maintenance, Recreational Facilities

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

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 1824

Tax Lot: 633

Tax Annual Amount: \$7,715

Tax Legal Description: TWIN LAKES PH 2A-2B PB 27 PGS 121-126 LOT 633

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15.4x23.1	First	23.1	15.4
Office	11.4x13.1	First	13.1	11.4
Dining Room	13x18.4	First	18.4	13
Kitchen	21.2x14.2	First	14.2	21.2
Bedroom 2	12x12.1	First	12.1	12
Bedroom 3	15.1x12.2	First	12.2	15.1
Living Room	18x24.1	First	24.1	18
Balcony/Porch/Lanai	18x34.3	First	34.3	18

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Insulated Windows, Shades, Window Treatments

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors

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

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Sentri Lock Box, Appointment Only, Gate Code Required, See Remarks, ShowingTime



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