

# 26223 CHIANINA DRIVE WESLEY CHAPEL FL 33544

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. BACK ON MARKET — Buyer Financing Fell Through. A rare opportunity to secure this custom-built, one-owner home! Meticulously maintained and completely move-in ready, this property has an excellent foundation that was recently inspected and is fully compliant with Florida State, local, and HUD guidelines. Property Highlights: \*  
[...]

- 3 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1352 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8401789



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8401789>

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1352 sq ft

**Year built:** 1990

**ListOfficeName:** EXP REALTY LLC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 47094 sq ft

**SubdivisionName:** ANGUS VALLEY

**ListAOR:** mfrmls

## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Built-in Features, Living Room/Dining Room Combo, Split Bedroom, Thermostat, Window Treatments

**Flooring:** Hardwood, Laminate, Wood

**Patio And Porch Features:** Deck, Front Porch, Patio, Porch, Rear Porch

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected

**Water Source:** Private, Well

**Cooling:** Central Air

**Lot Features:** Farm, Oversized Lot, Pasture, Paved

**Appliances:** Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

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

**Exterior Features:** Garden

**Window Features:** Blinds, Double Pane Windows, Shades, Storm Window(s)

**Vegetation:** Mature Landscaping

**Sewer:** Private Sewer, Septic Tank

**Heating:** Central, Electric

**Accessibility Features:** Accessible Entrance, Accessible Full Bath, Accessible Hallway(s), Accessible Central Living Area, Accessible Washer/Dryer

## Property Details

**Subdivision Name:** ANGUS VALLEY

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash, Conventional

**Parcel Number:** 19-26-02-0020-00001-1760

**Direction Faces:** South

**Construction Materials:** Vinyl Siding

## Association Information

**Community Features:** Street Lights

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual  
Amount:** \$2,172

**Tax Legal Description:** ANGUS VALLEY UNIT 3 UNREC LOT 1176 COM SW COR SEC TH EAST ALG SOUTH SEC BDY 995.04 FT TH N00DG 30' 00"E 3433.27 FT TH EAST 220.00 FT FOR POB TH CONT EAST 110.00 FT TH S00DG 30' 00"W 433.75 FT TH N84DG 09' 30"W 110.48 FT TH N00DG 30' 00"E 422.50 FT TO POB OR 1409 PG 543

**Tax Lot:** 1176

## Rooms

| Room type       | Level |
|-----------------|-------|
| Primary Bedroom | First |
| Kitchen         | First |
| Living Room     | First |
| Bathroom 2      | First |

## Amenities & Features

**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Street Lights

**WindowFeatures:** Blinds, Double Pane Windows, Shades, Storm Window(s)

**ExteriorFeatures:** Garden

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected

**Features:** Built-in Features, Living Room/Dining Room Combo, Split Bedroom, Thermostat, Window Treatments

**Amenities:** Dryer, Microwave, Range, Range Hood, Refrigerator, Washer



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, ShowingTime



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