

2651 ALLUVIAL WAY WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Welcome to luxurious living in the prestigious, gated River's Edge community. Stunning Taylor Morrison home perfectly combines luxury, style & functionality. Built in 2022. With over 3,000 sq.ft. this magnificent, immaculate, one-story executive pool home offers 3 bdrms, a study, 3 full bathrooms, 2 half baths and an oversized 3-car garage. Paved driveway brings you [...]

- 3 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3062 sq ft



Courtesy of

Listing Office: RE/MAX REALTEC GROUP INC

Status: Active

Office ID: MFR260000706

MLS ID: MFRTB8485600



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <http://www.jrsphotos.com/virtual-tours/2651alluvial/tour.html>

Basics

Bathrooms Full: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 3062 sq ft

Year built: 2022

ListOfficeName: RE/MAX REALTEC GROUP
INC

ListAOR: mfrmls

Bathrooms Half: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 2 half baths

Lot size, sq ft: 13865 sq ft

SubdivisionName: RIVER LNDG PH
1A3-1A4-1A5-1A6

GarageSpaces: 3

Location Details

Township: 26

Road Responsibility: Public Maintained Road

Middle Or Junior School: Raymond B Stewart
Middle-PO

Road Surface Type: Paved

Elementary School: Chester W Taylor
Elemen-PO

High School: Zephyrhills High School-PO

Property Features



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Interior Features: Ceiling Fans(s), Central Vacuum, Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Tile, Wood

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

Pool Features: Child Safety Fence, Gunitite, In Ground, Outside Bath Access, Screen Enclosure

Fireplace Features: Gas, Outside

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Outdoor Kitchen, Outdoor Shower, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Smoke Detector(s)

Architectural Style: Contemporary

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cul-De-Sac, Landscaped, Oversized Lot, Sidewalk, Paved

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener, Garage Faces Side, Oversized

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Blinds

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: RIVER LNDG PH
1A3-1A4-1A5-1A6

Levels: One

Builder Name: Taylor Morrison

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 21-26-30-0030-00000-0160

Direction Faces: East

Builder Model: Lincoln

Construction Materials: Block, Stucco



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Association Information

Association YN: Yes

Association Fee: 838

Association Fee Frequency:
Quarterly

Association Fee Includes: Common Area Taxes, Pool, Recreational Facilities, Trash

Association Amenities:
Clubhouse, Fitness Center, Gated, Park, Playground, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Playground, Pool, Racquetball, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$13,983

Tax Other Annual Assessment Amount: 2219

Tax Legal Description: RIVER LANDING PHASES 1A3 - 1A4 - 1A5 - 1A6 PB 84 PG 025 LOT 16

Tax Lot: 16

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	16x21	First	21	16
Kitchen	18x20	First	20	18
Primary Bedroom	14x16	First	16	14
Bedroom 2		First		
Bedroom 3	12x12	First	12	12
Den	12x16	First	16	12
Dining Room	11x15	First	15	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Smoke Detector(s)

WindowFeatures: Blinds

PoolFeatures: Child Safety Fence, Gunite, In Ground, Outside Bath Access, Screen Enclosure

Features: Ceiling Fans(s), Central Vaccum, Crown Molding, Eat-in Kitchen, Gas, High Ceilings, Open Floorplan, Outside, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Playground, Pool, Racquetball, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Outdoor Kitchen, Outdoor Shower, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

Building Details

ArchitecturalStyle: Contemporary **NewConstructionYN:** No

Heating: Central, Electric

Exterior material: Block, Stucco

Roof: Tile

Parking: Driveway, Garage Door Opener, Garage Faces Side, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Other Structures: Outdoor Kitchen

Showing Requirements: Supra Lock Box, Appointment Only, Call Before Showing, Gate Code Required, Lock Box Electronic-CBS Code Required, See Remarks



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