

# 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



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Phone: 727-888-3292

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



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## Description

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

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 2 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'S EDGE

**GarageSpaces:** 3

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## 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

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## 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, Gunite, 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

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## Property Details

**Subdivision Name:** RIVER'S EDGE

**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

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## 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

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## 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

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## Building Details

**ArchitecturalStyle:** Contemporary **NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block, Stucco

**Roof:** Tile

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

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## 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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