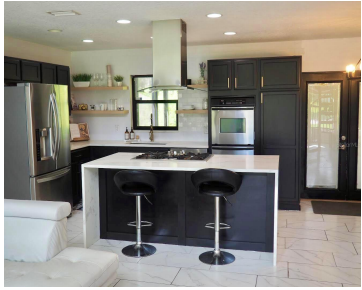
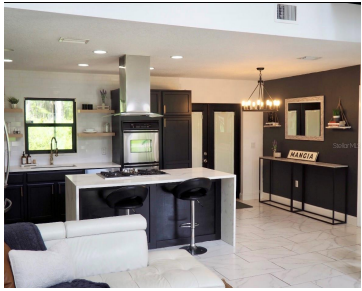


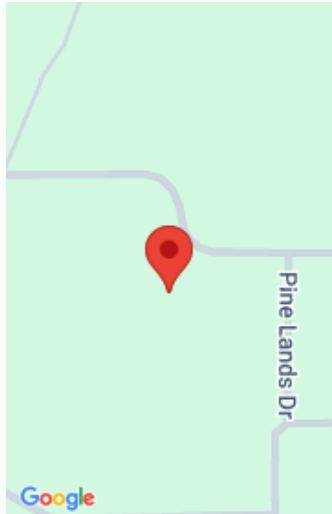
# 26638 GREEN WILLOW RUN WESLEY CHAPEL FL 33544

<https://candiscarmichael.com>



Custom built 3 BR, 2 BA, 2 Car Garage home on more than 2 Acres of Land is a newly remodeled modern farmhouse with Calacatta Quartz countertops, tile floors, and a gleaming marble herringbone entryway. The home itself is built high and dry above the flood level; but please note that most of the dry [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1774 sq ft



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Phone: 727-888-3292

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



---

## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRT3552902

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/T3552902>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 92706 sq ft

**View:** Trees/Woods

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 19 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1774 sq ft

**Year built:** 2008

**SubdivisionName:** QUAIL HOLLOW PINES

**GarageSpaces:** 2

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## Location Details

**Township:** 25

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Cypress Creek  
Middle School

**Road Surface Type:** Asphalt

**Elementary School:** Quail Hollow  
Elementary-PO

**High School:** Cypress Creek High-PO

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Marble

**Parking Features:** Driveway, Garage Door Opener, Ground Level

**Attached Garage YN:** Yes

**Exterior Features:** Dog Run, French Doors, Rain Gutters

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Septic Tank

**Heating:** Central, Electric

**Appliances:** Refrigerator

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 2

**Fencing:** Chain Link

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

**Water Source:** Well

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** QUAIL HOLLOW PINES

**Levels:** Two

**Foundation Details:** Stem Wall

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

**Parcel Number:** 35-25-19-0010-00000-7050

**Direction Faces:** Northeast

**Construction Materials:** Block, Stone, Stucco, Wood Frame

---

## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:**  
\$3,944

**Tax Legal Description:** QUAIL HOLLOW PINES UNREC PLAT LOT 705 DESC AS COM AT NE COR SEC TH N89DEG 7'11"W 2643.27FT TH N89DEG 4'16"W 1722.64 FT TH S05DEG 10'31"W 636.74 FT TH S89DEG 04'16"E 2020.39 FT TH S75DEG 52'42"E 616.28 FT FOR POB TH S75DEG 52'42"E 124.99 FT TH S89DEG 07'11"E 28.31 FT TH N00DEG 55'44"E 488.54 FT TH 159.62 FT ALG ARC CURVE RIGHT RAD 177.50 FT DELTA 51DG 31' 30" CHD N24DEG 52'56"W 154.30 FT TH 149.26 FT ALG ARC CURVE LEFT RAD 117.50 FT DELTA 72DG 47' 03" CHD N35DEG 30' 42"W 139.43 FT TH S00DEG 55' 44"W 711.11 FT TO POB

**Tax Lot:**  
7050

## Rooms

Room type	Dimensions	Level	Length	Width
Loft	20x12	Second	12	20
Bedroom 3	12x10	First	10	12
Bedroom 2	12x10	First	10	12
Living Room	20x16	First	16	20
Primary Bedroom	15x15	First	15	15
Kitchen	12x12	First	12	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Dog Run, French Doors, Rain Gutters

**Features:** Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Refrigerator

---

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block, Stone, Stucco, Wood Frame

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Ground Level

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## Miscellaneous

**Ownership:** Fee Simple

**Disclosures:** Seller Property Disclosure

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, ShowingTime



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