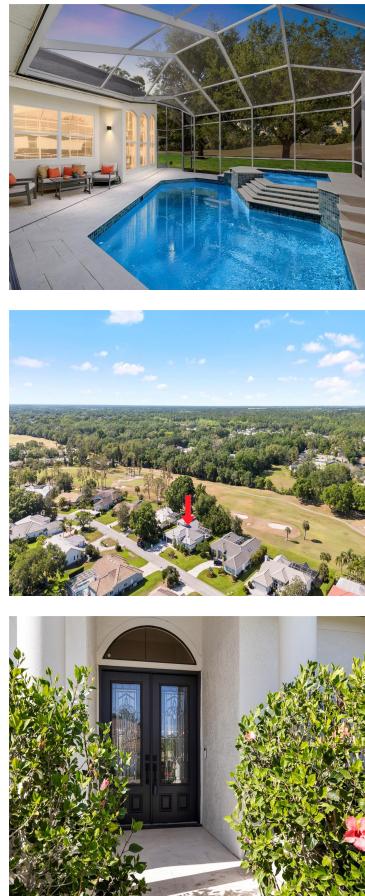


# 30247 FAIRWAY DRIVE WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Welcome to a one-of-a-kind custom estate located in the prestigious, guard-gated Saddlebrook Resort—home to Florida's most picturesque Arnold Palmer-designed multiple golf courses and world-renowned tennis facilities. Thoughtfully re-imagined and meticulously updated, this extraordinary residence spans over 3,500 square feet and showcases luxury living at its finest with 5 spacious bedroom suites, 5 full bathrooms, and [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3514 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8374592



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# Description

**Virtual Tour:** <https://storybookviewer.com/88649-111079>

## Basics

<b>Bathrooms Full:</b> 5	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 5 beds	<b>Bathrooms:</b> 5 baths
<b>Half baths:</b> 0 half baths	<b>Floors:</b> 2 floors
<b>Area, sq ft:</b> 3514 sq ft	<b>Lot size, sq ft:</b> 15000 sq ft
<b>Year built:</b> 2000	<b>SubdivisionName:</b> SADDLEBROOK FAIRWAY VILLAGE
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>GarageSpaces:</b> 3
<b>ListAOR:</b> mfrmls	

## Location Details

<b>Township:</b> 26S	<b>Road Surface Type:</b> Asphalt
<b>Road Responsibility:</b> Private Maintained Road	<b>Elementary School:</b> Wesley Chapel Elementary-PO
<b>Middle Or Junior School:</b> Thomas E Weightman Middle-PO	<b>High School:</b> Wesley Chapel High-PO

## Property Features



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**Interior Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, L Dining, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Vinyl

**Patio And Porch Features:** Enclosed, Rear Porch, Screened

**Pool Features:** Auto Cleaner, Deck, Gunite, Heated, In Ground, Lighting, Pool Sweep, Screen Enclosure, Self Cleaning, Tile

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Yes

**Roof:** Tile

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Bar Fridge, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer, Water Purifier, Water Softener, Wine Refrigerator

**Laundry Features:** Inside

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Private Mailbox, Rain Gutters, Sliding Doors

**Architectural Style:** Florida

**Water Source:** Public, Well

**Cooling:** Central Air

## Property Details

**Subdivision Name:** SADDLEBROOK FAIRWAY VILLAGE

**Parcel Number:** 20-26-09-004.0-000.00-010.0

**Levels:** Two

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

**Listing Terms:** Cash, Conventional

## Association Information



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**Association YN:** Yes

**Association Fee:** 577.56

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Maintenance Grounds, Management, Private Road, Security, Trash

**Association Amenities:**  
Golf Course

**Community Features:** Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf, Pool, Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$13,370

**Tax Legal Description:** FAIRWAY VILLAGE II PHASE III  
LAURELWOOD SUBDIVISION PB 26 PGS 83-85 LOT 10

**Tax Lot:** 10

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	20x36	First	36	20
Dining Room	20x36	First	36	20
Office	15x11	First	11	15
Kitchen	34x27	First	27	34
Primary Bedroom	24x13	First	13	24
Loft	30x20	Second	20	30
Bedroom 2	15x10	First	10	15
Bedroom 3	15x17	First	17	15
Bedroom 4	15x10	First	10	15
Bedroom 5	23x23	Second	23	23

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Private Mailbox, Rain Gutters, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**Amenities:** Bar Fridge, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer, Water Purifier, Water Softener, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf, Pool, Street Lights

**PoolFeatures:** Auto Cleaner, Deck, Gunite, Heated, In Ground, Lighting, Pool Sweep, Screen Enclosure, Self Cleaning, Tile

**Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, L Dining, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

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



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