

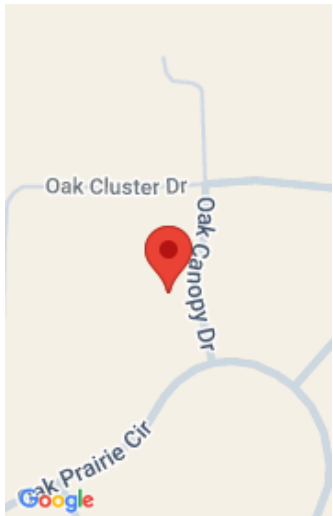
32313 OAK CANOPY DRIVE SORRENTO FL 32776

<https://candiscarmichael.com>



9/11/24 PRICE REDUCED - OWNER WILL REPLACE ROOF WITH FULL PRICE CONTRACT - CARPET BEING REMOVED AND NEW LUXURY VINYL TILE (LVT) BEING INSTALLED. Well maintained 4-bedroom, 2 bath block home with bonus room and 2-car garage in the very desirable Park at Wolf Branch Oaks subdivision. This home features open floor plan, high ceilings, [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2310 sq ft



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRG5084094

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5084094>

Basics

Bathrooms Full: 2

Date added: Added 6 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 4 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 2310 sq ft

Lot size, sq ft: 12743 sq ft

Year built: 2005

SubdivisionName: PARK/WOLF BRANCH OAKS PH 4

ListOfficeName: EXP REALTY LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 19S

Road Surface Type: Asphalt

Elementary School: Sorrento Elementary **Middle Or Junior School:** Mount Dora Middle

High School: Mount Dora High

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors, Irrigation System

Security Features: Fire Sprinkler System

Water Source: Public

Cooling: Central Air

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer

Laundry Features: Gas Dryer Hookup, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Dogs OK, Number Limit

Roof: Shingle

Utilities: BB/HS Internet Available, Electricity Connected, Natural Gas Available

Sewer: Septic Tank

Heating: Central, Gas, Natural Gas

Property Details

Subdivision Name: PARK/WOLF BRANCH OAKS PH 4 **Parcel Number:** 24-19-27-1611-000-08400

Levels: One

Direction Faces: East

Foundation Details: Block, Slab

Construction Materials: Block, Stone, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 655

Association Fee Frequency: Annually

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$4,868

Tax Legal Description: PARK AT WOLF BRANCH OAKS PHASE 4 PB 50 PG 44-45 LOT 84 ORB 5851 PG 2161

Tax Lot: 84



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Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x16	First	16	13
Bedroom 2	12x11.5	First	11.5	12
Bedroom 3	9x11	First	11	9
Bedroom 4	11x11	First	11	11
Kitchen	14x20	First	20	14
Dinette	8x13.5	First	13.5	8
Living Room	16x21	First	21	16
Laundry	6.5x11	First	11	6.5
Balcony/Porch/Lanai	9x19.5	First	19.5	9
Primary Bathroom	10x10	First	10	10
Bathroom 2	6.5x10.5	First	10.5	6.5
Bonus Room	11x15	First	15	11



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Sprinkler System

Utilities: BB/HS Internet Available, Electricity Connected, Natural Gas Available

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: French Doors, Irrigation System

Features: Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor

Building Details

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Heating: Central, Gas, Natural Gas

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Disclosures: Seller Property Disclosure

Showing Requirements: Appointment Only



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