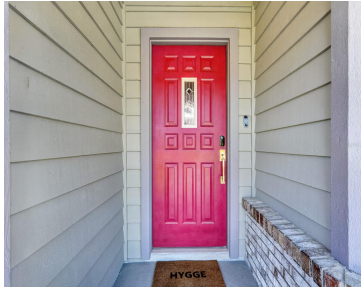


3232 VAIL VIEW DRIVE PORT ORANGE FL 32128

<https://candiscarmichael.com>



Welcome to a home that truly checks every box! This beautifully maintained 3 Bedroom / 2 Bathrooms single-family home offers over 1,800 SqFt of thoughtfully designed living space, complete with a 2-car garage and durable LVP flooring throughout. Natural light pours in through skylights, creating a bright and airy feel the moment you walk in. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1828 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6400006



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1828 sq ft

Year built: 1990

SubdivisionName: SPRUCE CREEK UNIT 03B SEC 01

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7300 sq ft

View: Water

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 16S

Road Surface Type: Asphalt

Property Features

Interior Features: Built-in Features, High Ceilings, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl

Patio And Porch Features: Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sliding Doors

Window Features: Skylight(s), Blinds, Drapes

View: Water

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Cable Available, Electricity Connected, Sewer Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: SPRUCE CREEK UNIT
03B SEC 01

Parcel Number: 6236-10-00-0510

Levels: One

Direction Faces: Northeast

Foundation Details: Slab

Construction Materials: Brick, Frame, Wood
Siding

Listing Terms: Cash, Conventional, FHA,
VA Loan

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 1995

Association Fee Frequency:
Annually

Association Fee Includes: Guard - 24 Hour, Maintenance
Grounds, Management, Security

Association Amenities: Gated,
Playground

Community Features: Airport/Runway, Clubhouse, Gated
Community - Guard, Golf Carts OK, Golf, Playground, Tennis
Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$6,530

Tax Legal Description: LOT 51 SPRUCE CREEK SUB UNIT III-B SEC 1
MB 42 PGS 184 & 185 PER OR 4397 PG 2903 PER OR 7029 PG 3022
PER OR 8592 PG 1933

Tax Lot: 51

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	10.1x12.5	First	12.5	10.1
Living Room	21.3x33.11	First	33.11	21.3
Dining Room	10.5x11.4	First	11.4	10.5
Primary Bedroom	14.4x13.7	First	13.7	14.4

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Airport/Runway, Clubhouse, Gated Community - Guard, Golf Carts OK, Golf, Playground, Tennis Court(s)

ExteriorFeatures: Lighting, Sliding Doors

Features: Built-in Features, High Ceilings, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Skylight(s), Blinds, Drapes

Utilities: Cable Available, Electricity Connected, Sewer Connected

Amenities: Dishwasher, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Brick, Frame, Wood Siding

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous



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Ownership: Fee Simple

Other Equipment: Irrigation
Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, See
Remarks, ShowingTime



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