

# 3254 WOODLAND BROOK WAY WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Welcome to Winding Ridge in Wesley Chapel! This beautiful GL Homes Alexia floor plan offers 5 bedrooms, 4 bathrooms, and a 2-car garage on a one-of-a-kind pond-view homesite. Enjoy true Florida indoor/outdoor living from the screened panoramic lanai, where tranquil water views set the scene for morning coffee and unforgettable sunsets. A first-floor guest bedroom [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2961 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8464530



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Phone: 727-888-3292

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



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## Description

### Virtual Tour:

[https://www.zillow.com/homedetails/3254-Woodland-Brook-Way-Wesley-Chapel-FL-33543/2055209865\\_zpid/](https://www.zillow.com/homedetails/3254-Woodland-Brook-Way-Wesley-Chapel-FL-33543/2055209865_zpid/)

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5631 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

**Date added:** Added 6 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 2961 sq ft

**Year built:** 2023

**SubdivisionName:** WINDING RIDGE

**GarageSpaces:** 2

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## Location Details

**Township:** 26

**Elementary School:** Double Branch Elementary

**High School:** Wesley Chapel High-PO

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Thomas E Weightman Middle-PO

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## Property Features



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**Interior Features:** Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Window Features:** Drapes, Shades, Window Treatments

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Landscaped, Sidewalk

**Appliances:** Dishwasher, Disposal, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener

**Laundry Features:** Laundry Room, Upper Level

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Gated Community

**Architectural Style:** Contemporary, Florida

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WINDING RIDGE

**Levels:** Two

**Builder Name:** GL Homes

**Foundation Details:** Slab

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

**Parcel Number:** 23-26-20-0120-00000-4340

**Direction Faces:** East

**Builder Model:** Alexia

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

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

**Association Fee:** 1368

**Association Fee Includes:** Pool, Maintenance Grounds

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$9,710

**Tax Legal Description:** WINDING RIDGE PHASES 5 & 6 PB 88  
PG 042 LOT 434

**Tax Lot:** 434

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	19.4x13	First	13	19.4
Great Room	19x16.6	First	16.6	19
Dining Room	17.8x11	First	11	17.8
Den	11.4x14.4	First	14.4	11.4
Primary Bedroom	14x16.9	Second	16.9	14
Bedroom 3	11.8x14.4	Second	14.4	11.8
Bedroom 2	11x11	Second	11	11
Bedroom 4	11.8x11.4	Second	11.4	11.8
Loft	13.6x17.8	Second	17.8	13.6
Bathroom 5		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Drapes, Shades, Window Treatments

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors

**Features:** Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Contemporary, Florida

**Heating:** Electric

**Roof:** Shingle

**NewConstructionYN:** No

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

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment **Showing Requirements:** 24 Hour Notice, ShowingTime



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