

3254 WOODLAND BROOK WAY WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



\$689,900



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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour:

https://www.zillow.com/homedetails/3254-Woodland-Brook-Way-Wesley-Chapel-FL-33543/2055209865_zpid/

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 4 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2961 sq ft

Year built: 2023

SubdivisionName: WINDING RIDGE

GarageSpaces: 2

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

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

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

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

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

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

Building Details

ArchitecturalStyle: Contemporary, Florida

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: 24 Hour Notice, ShowingTime



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