

3281 GREAT BANYAN WAY WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



\$655,000



Experience true resort-style living in the highly sought-after Winding Ridge community—with NO CDD fees! This stunning Alexia model offers luxurious finishes and an expansive open-concept layout designed for both comfort and entertaining. The home features 4 spacious bedrooms, 4 full bathrooms, a versatile loft, and a private office that can easily serve as a 5th [...]

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



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8503678



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8503678>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 4833 sq ft

View: Trees/Woods

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2961 sq ft

Year built: 2022

SubdivisionName: WINDING RDG PH 1 & 2

GarageSpaces: 2

Location Details

Township: 26

Elementary School: Double Branch Elementary

High School: Wesley Chapel High-PO

Road Surface Type: Paved

Middle Or Junior School: Thomas E Weightman Middle-PO

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Built-in Features, Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Patio, Screened

Fireplace Features: Decorative, Electric, Family Room, Insert, Non Wood Burning

Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Roof: Tile

Window Features: Drapes

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air, Attic Fan

Furnished: Unfurnished

Appliances: Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Range, Range Hood, Refrigerator, Washer

Laundry Features: Laundry Room

Fireplace YN: Yes

Parking Features: Driveway

Garage Spaces: 2

Exterior Features: Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

Security Features: Security Gate

Utilities: Electricity Connected, Fiber Optics, Natural Gas Connected, Public, Water Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Landscaped

Property Details

Subdivision Name: WINDING RDG PH 1 & 2

Levels: Two

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 23-26-20-0070-00000-3000

Direction Faces: Southeast

Construction Materials: Block, Stucco, Frame

Property Condition: Completed

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities:
Clubhouse, Fitness Center, Gated,
Maintenance, Pool, Recreation
Facilities

Association Fee: 1368

Association Fee Includes: Pool, Escrow Reserves Fund,
Maintenance Grounds, Private Road, Recreational Facilities

Community Features: Clubhouse, Community Mailbox,
Fitness Center, Gated Community - No Guard, Irrigation-
Reclaimed Water, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,794

Tax Legal Description: WINDING RIDGE PHASES 1 & 2 PB 83
PG 23 LOT 300

Tax Lot: 300

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Living Room	19x16	First	16	19
Dining Room	17x11	First	11	17
Primary Bathroom	14x17	Second	17	14
Bedroom 2	11x11	Second	11	11
Bedroom 3	11x14	Second	14	11
Bedroom 4	11x11	Second	11	11
Office	11x14	Second	14	11
Loft	13x17	Second	17	13
Kitchen	18x12	First	12	18
Primary Bedroom	14x17	Upper	17	14

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Security Gate

WindowFeatures: Drapes

Utilities: Electricity Connected, Fiber Optics, Natural Gas Connected, Public, Water Connected

Amenities: Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air, Attic Fan

CommunityFeatures: Clubhouse, Community Mailbox, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks

ExteriorFeatures: Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), Decorative, Electric, Family Room, High Ceilings, Insert, Kitchen/Family Room Combo, Non Wood Burning, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Block, Frame, Stucco **Roof:** Tile

Parking: Driveway

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Other Structures: Outdoor Kitchen

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent, Gate Code Required



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE