

3281 GREAT BANYAN WAY WESLEY CHAPEL FL 33543

https://candiscarmichael.com



\$625,000



Seller Motivated! Seller is offering to pay toward the buyer’s closing costs (ASK me about INCENTIVES). Experience elevated resort-style living in the highly desirable Winding Ridge community—with NO CDD fees! This beautifully upgraded Alexia model offers an exceptional blend of luxury, functionality, and indoor-outdoor living, all set on a private preserve homesite with peaceful natural [...]

- 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



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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 9 minutes 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



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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

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



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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



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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



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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

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



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