

34025 ASTORIA CIRCLE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



This elegant two-story residence offers a rare blend of comfort, functionality, and resort-style living. Located in the sought after Watergrass community, the home features: - 4 Bedrooms | 3.5 Bathrooms | 3-Car Tandem Garage - Private Pool with Screen Lanai - Open-Concept Living Spaces with High Ceilings - Premium Location near I-75, top-rated schools, supermarkets, [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3249 sq ft



Courtesy of

Listing Office: FLAT FEE MLS REALTY

Status: Active

Office ID: MFR261555850

MLS ID: MFRTB8476299



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8476299>

Basics

Unit Number: 34025A

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 3249 sq ft

Year built: 2022

View: Park/Greenbelt

ListOfficeName: FLAT FEE MLS REALTY

ListAOR: mfrmls

Bathrooms Full: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 6348 sq ft

UnitNumber: 34025A

SubdivisionName: WATERGRASS PRCL E-2

GarageSpaces: 2

Location Details

Township: 25S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Enclosed, Rear Porch, Screened

Pool Features: Child Safety Fence, Fiber Optic Lighting, Gunite, In Ground, Lighting, Screen Enclosure, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, French Doors, Lighting, Sliding Doors, Sprinkler Metered

Security Features: Secured Garage/Parking, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Underground Utilities, Water Available

View: Park/Greenbelt

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump, Zoned

Lot Features: In County, Level, Sidewalk, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range Hood, Refrigerator, Washer, Water Filtration System

Laundry Features: Inside, Upper Level

Pool Private YN: Yes

Parking Features: Common, Garage Door Opener, Tandem

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Drapes, ENERGY STAR Qualified Windows, Low-Emissivity Windows

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air, Zoned

Furnished: Unfurnished

Property Details

Subdivision Name: WATERGRASS PRCL E-2

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-25-36-0070-06100-0260

Direction Faces: East

Construction Materials: Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Lobby Key Required, Maintenance, Park, Playground, Pool, Racquetball, Recreation Facilities, Tennis Court(s), Vehicle Restrictions

Association Fee: 8

Association Fee Includes: Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities

Community Features: Association Recreation - Owned, Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 2572

Tax Lot: 26

Tax Annual Amount: \$10,041

Tax Legal Description: WATERGRASS PARCEL E-2
PB 79 PG 36 BLOCK 61 LOT 26

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x13	Second	13	16
Kitchen	12x16	First	16	12
Living Room	15x12	First	12	15
Great Room	16x20	First	20	16
Dining Room	13x12	First	12	13
Bedroom 2	13x10	Second	10	13
Bedroom 3	13x10	Second	10	13
Bedroom 4	14x13	Second	13	14
Balcony/Porch/Lanai	8x12	Second	12	8
Foyer	8x10	First	10	8
Balcony/Porch/Lanai	10x27	First	27	10
Laundry	9x6	Second	6	9
Utility Room	6x10	First	10	6
Game Room	17x19	Second	19	17



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Secured
Garage/Parking, Smoke Detector(s)

WindowFeatures: Blinds, Drapes,
ENERGY STAR Qualified Windows, Low-
Emissivity Windows

PoolFeatures: Child Safety Fence, Fiber
Optic Lighting, Gunite, In Ground,
Lighting, Screen Enclosure, Tile

Features: Ceiling Fans(s), Eat-in Kitchen,
High Ceilings, Open Floorplan, Solid Wood
Cabinets, Stone Counters, Tray Ceiling(s),
Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Zoned

CommunityFeatures: Association Recreation -
Owned, Deed Restrictions, Fitness Center, Golf
Carts OK, Irrigation-Reclaimed Water, Park,
Playground, Pool, Racquetball, Sidewalks, Tennis
Court(s), Street Lights

ExteriorFeatures: Balcony, French Doors,
Lighting, Sliding Doors, Sprinkler Metered

Utilities: BB/HS Internet Available, Cable Available,
Electricity Connected, Fiber Optics, Public, Sewer
Connected, Underground Utilities, Water Available

Amenities: Built-In Oven, Cooktop, Dishwasher,
Disposal, Dryer, Electric Water Heater, Exhaust Fan,
Ice Maker, Microwave, Range Hood, Refrigerator,
Washer, Water Filtration System

Building Details

NewConstructionYN: No

Exterior material: Stucco

Parking: Common, Garage Door Opener, Tandem

Heating: Central, Electric, Heat Pump, Zoned

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation
Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Call Before
Showing, Combination Lock Box



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