

# 3416 ACACIA BAY AVENUE WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Why wait to build? Move right into this gorgeous 3-year-old home that shows like new in the gated community of Winding Ridge (no CDD). Beautifully maintained, this home offers modern design, quality construction and stylish finishes throughout. Go inside and the stunning floors lead you to an open and inviting floor plan designed for everyday [...]

- 5 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 4139 sq ft



## Courtesy of

**Listing Office:** PREMIER SOTHEBY'S INTL REALTY

**Status:** Active

**Office ID:** MFR260033547

**MLS ID:** MFRTB8482643



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8482643>

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## Basics

**Bathrooms Full:** 5

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 6 baths

**Floors:** 2 floors

**Lot size, sq ft:** 8465 sq ft

**View:** Water

**ListOfficeName:** PREMIER SOTHEBY'S INTL REALTY

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 4139 sq ft

**Year built:** 2023

**SubdivisionName:** WINDING RDG PH 4

**GarageSpaces:** 3

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## Location Details

**Township:** 26S

**Elementary School:** Double Branch Elementary

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

**Road Surface Type:** Asphalt, Paved

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

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## Property Features



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**Interior Features:** Central Vacuum, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile, Wood

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

**Pool Features:** Child Safety Fence, Gunitite, In Ground, Screen Enclosure

**Garage YN:** Yes

**Garage Spaces:** 3

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

**Security Features:** Gated Community, Smoke Detector(s)

**Architectural Style:** Contemporary, Florida

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer, Water Softener

**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Room, Upper Level, Washer Hookup

**Pool Private YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Concrete, Tile

**Window Features:** Blinds, Low-Emissivity Windows

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Landscaped, Level, Sidewalk, Paved

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## Property Details

**Subdivision Name:** WINDING RDG PH 4

**Levels:** Two

**Builder Name:** GL Homes

**Foundation Details:** Slab

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

**Parcel Number:** 20-26-23-0110-00000-1270

**Direction Faces:** Northwest

**Builder Model:** Eddison

**Construction Materials:** Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Gated, Lobby Key Required, Pickleball Court(s), Playground, Pool, Tennis Court(s)

**Association Fee:** 1368

**Association Fee Includes:** Common Area Taxes, Pool, Insurance, Maintenance Grounds, Management, Recreational Facilities

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$11,900

**Tax Legal Description:** WINDING RIDGE PHASE 4 PB 86 PG 015 LOT 127

**Tax Lot:** 127

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## Rooms



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| Room type           | Dimensions | Level  | Length | Width |
|---------------------|------------|--------|--------|-------|
| Foyer               |            | First  |        |       |
| Dining Room         | 18x13      | First  | 13     | 18    |
| Great Room          | 23x17      | First  | 17     | 23    |
| Kitchen             | 18x13      | First  | 13     | 18    |
| Laundry             |            | Second |        |       |
| Game Room           | 18x16      | First  | 16     | 18    |
| Bedroom 2           | 13x12      | Second | 12     | 13    |
| Bedroom 3           | 13x13      | Second | 13     | 13    |
| Bedroom 4           | 14x12      | Second | 12     | 14    |
| Bedroom 5           | 14x12      | First  | 12     | 14    |
| Primary Bedroom     | 18x16      | Second | 16     | 18    |
| Balcony/Porch/Lanai | 23x11      | First  | 11     | 23    |
| Loft                | 16x14      | Second | 14     | 16    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds, Low-Emissivity Windows

**PoolFeatures:** Child Safety Fence, Gunite, In Ground, Screen Enclosure

**Features:** Central Vacuum, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks, Tennis Court(s)

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

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer, Water Softener

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## Building Details

**ArchitecturalStyle:** Contemporary, Florida

**Heating:** Electric

**Roof:** Concrete, Tile

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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