

# 4350 BOCA WOODS DRIVE ORLANDO FL 32826

<https://candiscarmichael.com>



Welcome to this beautiful family home on a quiet street in a wonderful area, offering a blend of comfortable living and easy access to local amenities. This 4-bedroom, 3-bathroom residence with 1,936 sqft is perfect for first-time buyers and families. The home features a versatile loft area on the second floor and a private, fenced-in [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1938 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6342377



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://media.devoredesign.com/sites/rxelvrz/unbranded>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1938 sq ft

**Year built:** 1996

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 6868 sq ft

**SubdivisionName:** SANCTUARY

**GarageSpaces:** 2

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## Location Details

**Township:** 22

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Fencing:** Fenced

**Security Features:** Smoke Detector(s)

**Architectural Style:** Traditional

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shake

**Window Features:** Blinds

**Utilities:** Cable Available, Fire Hydrant, Public, Sprinkler Well

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Corner Lot, In County, Level, Sidewalk, Paved

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## Property Details

**Subdivision Name:** SANCTUARY

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 02-22-31-7839-03-520

**Direction Faces:** East

**Construction Materials:** Block, Stucco, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Deed Restrictions, Pool, Tennis Court(s)

**Association Fee:** 96.38

**Association Amenities:** Maintenance

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$5,670

**Tax Legal Description:** THE SANCTUARY 27/12 LOT 352

**Tax Lot:** 520

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## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	13x12	Second	12	13
Bedroom 3	12x13	Second	13	12
Bedroom 4	12x14	Second	14	12
Bonus Room	14x10	Second	10	14
Great Room	19x16	First	16	19
Kitchen	12x14	First	14	12
Primary Bathroom		First		
Primary Bedroom	12x13	First	13	12
Dinette	12x11	First	11	12

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds

**Features:** Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Pool, Tennis Court(s)

**Utilities:** Cable Available, Fire Hydrant, Public, Sprinkler Well

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Range, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central

**Roof:** Shake

**NewConstructionYN:** No

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

**Parking:** Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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