

4446 ORTONA LANE WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Seller is highly motivated. Welcome to Estancia at Wiregrass, one of Wesley Chapel's most coveted master-planned communities. The moment you step through the doors of this Hamilton floor plan, your eye is immediately drawn across the foyer to sweeping water & conservation views that set the tone for a home defined by elegance & effortless [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2584 sq ft



Courtesy of

Listing Office: COMPASS FLORIDA LLC

Office ID: MFR249532121

Status: Active

MLS ID: MFRTB8420730



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://www.zillow.com/view-imx/748c6cf1-34aa-41a3-81e1-7755e66bf73d?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2584 sq ft

Year built: 2015

SubdivisionName: ESTANCIA PH 1B

GarageSpaces: 3

Date added: Added 3 days ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 9934 sq ft

View: Trees/Woods, Water

ListOfficeName: COMPASS FLORIDA LLC

ListAOR: mfrmls

Location Details

Township: 26S

Road Surface Type: Paved

Elementary School: Wiregrass Elementary

Middle Or Junior School: John Long Middle-PO

High School: Wiregrass Ranch High-PO

Property Features



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Interior Features: Ceiling Fans(s), Central Vacum, Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Hardwood

Patio And Porch Features: Covered, Screened

Spa Features: Above Ground, Heated

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Rods, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Electric, Natural Gas

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Softener

Laundry Features: Gas Dryer Hookup, Laundry Room, Washer Hookup

Spa YN: Yes

Parking Features: Driveway, Garage Door Opener, Garage

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Fenced

Security Features: Gated Community, Security System, Security System Owned, Smoke Detector(s)

Architectural Style: Mediterranean, Traditional

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Lot Features: Conservation Area, Cul-De-Sac, Landscaped, Oversized Lot, Private, Sidewalk, Paved

Property Details

Subdivision Name: ESTANCIA PH 1B

Levels: One

Builder Model: Hamilton

Construction Materials: Block, Stone, Stucco

Parcel Number: 20-26-18-002.0-051.00-019.0

Direction Faces: West

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, VA Loan



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Association Information

Association YN: Yes

Association Fee: 353.92

Association Fee Frequency:
Quarterly

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

Association Amenities:
Basketball Court, Clubhouse, Fitness Center, Park, Playground, Pool, Tennis Court(s)

Community Features: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees & Taxes

Tax Year: 2024

Tax Annual Amount: \$10,686

Tax Other Annual Assessment Amount: 3836

Tax Legal Description: ESTANCIA PHASE 1B PB 69 PG 085 BLOCK 51 LOT 19

Tax Lot: 19

Green Building Info

Green Water Conservation: Drip Irrigation, Irrig. System-Drip/Microheads, Irrigation-Reclaimed Water

Rooms



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| Room type | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Kitchen | 14.7x14.8 | First | 14.8 | 14.7 |
| Dinette | 14.7x9 | First | 9 | 14.7 |
| Living Room | 17.9x26.3 | First | 26.3 | 17.9 |
| Dining Room | 14.7x12.2 | First | 12.2 | 14.7 |
| Primary Bedroom | 15x22.11 | First | 22.11 | 15 |
| Primary Bathroom | 11.1x13.2 | First | 13.2 | 11.1 |
| Bedroom 2 | 15.1x11.1 | First | 11.1 | 15.1 |
| Bedroom 3 | 12.2x10.2 | First | 10.2 | 12.2 |
| Bedroom 4 | 10.11x13.6 | First | 13.6 | 10.11 |
| Balcony/Porch/Lanai | 48x24.4 | First | 24.4 | 48 |
| Laundry | 5.1x8.1 | First | 8.1 | 5.1 |

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Above Ground, Heated

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation- Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: French Doors, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Central Vacum, Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Security System, Security System Owned, Smoke Detector(s)

WindowFeatures: Rods, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Softener

Building Details

ArchitecturalStyle: Mediterranean, Traditional

Heating: Central, Electric, Natural Gas

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Parking: Driveway, Garage, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, ShowingTime



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