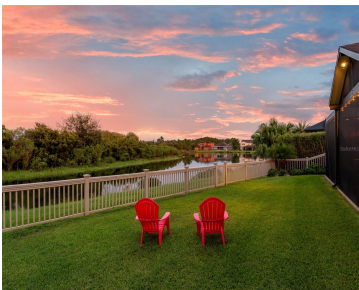


4446 ORTONA LANE WESLEY CHAPEL FL 33543

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

Status: Active

Office ID: MFR249532121

MLS ID: MFRTB8420730



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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 Vacuum, 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 Vacuum, 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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