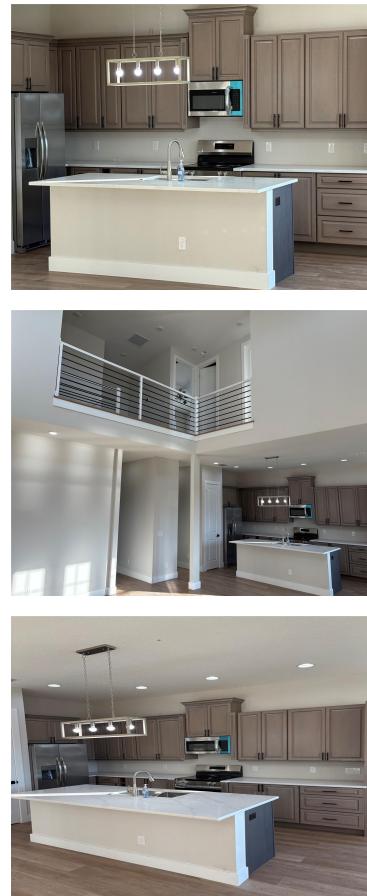


445 ADAMS VIEW LANE AUBURNDALE FL 33823

<https://candiscarmichael.com>



Brand-new two-story home located in the gated lakefront community of Water Ridge. This 4-bedroom, 2.5-bath residence offers an open, spacious layout with more than 2,800 square feet of living space, including a first-floor primary suite complete with a walk-in closet and ensuite bathroom. The gourmet kitchen showcases quartz countertops, upgraded cabinetry, and stainless steel appliances, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2898 sq ft



Courtesy of

Listing Office: RE/MAX REALTEC GROUP INC

Status: Active

Office ID: MFR260000706

MLS ID: MFRS5138756



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5138756>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 8982 sq ft

View: Garden, Water

ListOfficeName: RE/MAX REALTEC GROUP INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2898 sq ft

Year built: 2025

SubdivisionName: WATER RIDGE SUB

GarageSpaces: 2

Location Details

Township: 27

Road Surface Type: Asphalt

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Luxury Vinyl

Patio And Porch Features: Front Porch, Patio, Porch, Rear Porch

Waterfront Features: Creek

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Other

View: Garden, Water

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Cooktop, Dishwasher, Dryer, Microwave, Refrigerator

Laundry Features: Inside, Laundry Room

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Courtyard, Private Yard, Sidewalk

Security Features: Gated Community

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Sewer Available, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: WATER RIDGE SUB

Levels: Two

New Construction YN: Yes

Construction Materials: Concrete, Stucco

Property Condition: Completed

Parcel Number: 25-27-36-305501-000940

Direction Faces: East

Foundation Details: Block

Listing Terms: Cash, Conventional

Association Information



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Association YN: Yes

Association Fee Frequency: Semi-Annually

Association Fee: 1410

Association Amenities:

Clubhouse, Fitness Center, Gated, Park, Pickleball Court(s), Pool, Tennis Court(s)

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

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$1,000

Tax Legal Description: WATER RIDGE SUBDIVISION PB 133
PGS 24 THRU 35 LOT 94

Tax Lot: 94

Rooms



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Room type	Level
Primary Bedroom	First
Primary Bathroom	Second
Bedroom 2	Second
Bedroom 3	Second
Bedroom 4	Second
Bonus Room	Second
Living Room	First
Kitchen	First

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Courtyard, Private Yard, Sidewalk

Features: Built-in Features, Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Sewer Available, Water Available

Amenities: Cooktop, Dishwasher, Dryer, Microwave, Refrigerator

Building Details

ArchitecturalStyle: Other

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: Yes

Exterior material: Concrete, Stucco

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Private Yard

Showing Requirements: Call Listing Agent 2, Call Before Showing, See Remarks



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