

# 4535 GATEWAY BOULEVARD WESLEY CHAPEL FL 33544

<https://candiscarmichael.com>

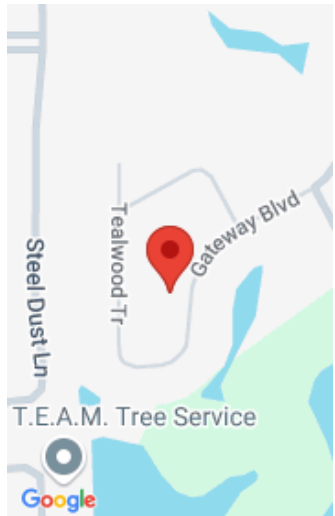


\$449,000



Welcome to 4535 Gateway Blvd, a beautifully maintained 4-bedroom, 3-bathroom pool home nestled in the heart of the quaint and established Saddlebrook Village West community. Built-in 2004, this spacious home offers 1,984 sq ft of heated living space, plus a versatile upstairs loft that can be used as a home office, media room, or play [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1984 sq ft



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



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## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8303584

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8303584>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1984 sq ft

**Year built:** 2004

**SubdivisionName:** SADDLEBROOK VILLAGE WEST

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6203 sq ft

**View:** Pool

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Cypress Creek Middle School

**Road Surface Type:** Asphalt

**Elementary School:** Veterans Elementary School

**High School:** Cypress Creek High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Split Bedroom

**Flooring:** Laminate, Linoleum, Luxury Vinyl, Tile

**Patio And Porch Features:** Deck, Enclosed, Screened

**Pool Features:** Gunite, In Ground, Screen Enclosure, Tile

**Spa Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater

**Laundry Features:** Inside

**Pool Private YN:** Yes

**Spa YN:** Yes

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

**Attached Garage YN:** Yes

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

**Fencing:** Vinyl

**Architectural Style:** Florida

**View:** Pool

**Sewer:** None

**Heating:** Central

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## Property Details

**Subdivision Name:** SADDLEBROOK VILLAGE WEST

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 19-26-13-004.0-013.00-007.0

**Direction Faces:** South

**Construction Materials:** Block, Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Park, Playground, Pool

**Association Fee:** 1032

**Association Fee Includes:** Pool



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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:**  
\$2,521

**Tax Legal Description:** SADDLEBROOK VILLAGE WEST UNITS 3A AND 3B PB 46 PG 074 BLOCK 13 LOT 7 OR 5883 PG 1311 & OR 7138 PG 1102 & OR 7455 PG 1351

**Tax Lot:** 7

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## Rooms

Room type	Level
Kitchen	First
Primary Bedroom	First
Primary Bathroom	First
Dining Room	First
Family Room	First
Loft	Second
Living Room	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**ExteriorFeatures:** Private Mailbox

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Park, Playground, Pool

**PoolFeatures:** Gunite, In Ground, Screen Enclosure, Tile

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Split Bedroom

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only



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