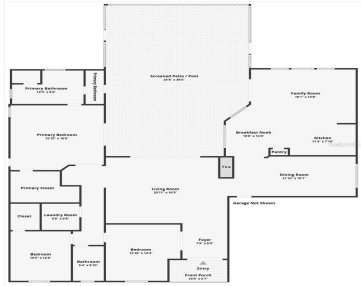
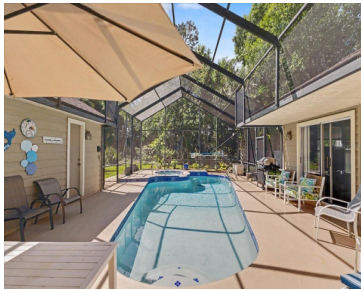


47 CARRIAGE CREEK WAY ORMOND BEACH FL 32174

https://candiscarmichael.com



This pool home is located in Breakaway Trails, a sought after gated community. This brick front home features 3 bedrooms, 2 bath, formal living and tiled dining room with a double sided fireplace, a large family room, double doors lead to the large master suite boasting his and her walk-in closets and master bath with [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2334 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRFC319040



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/FC319040>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 2334 sq ft

Lot size, sq ft: 7853 sq ft

Year built: 1989

SubdivisionName: CARRIAGE CREEK AT BREAKAWAY TRAILS

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 14S

Road Surface Type: Asphalt

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Central Vacuum, Eat-in Kitchen, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Pool Private YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Yard, Rain Gutters

Window Features: Skylight(s)

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dryer, Microwave, Range, Washer

Laundry Features: Inside

Pool Features: In Ground

Fireplace Features: Family Room

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Heat Pump

Property Details

Subdivision Name: CARRIAGE CREEK AT BREAKAWAY TRAILS

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Parcel Number: 00-4126-03-00-0350

Direction Faces: East

Construction Materials: Block, Concrete, Stucco

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities:

Basketball Court, Clubhouse,
Gated, Park, Pickleball Court(s),
Playground, Pool, Tennis Court(s),
Vehicle Restrictions

Association Fee: 430

Association Fee Includes: Guard - 24 Hour, Pool,
Maintenance Grounds, Management, Private Road,
Recreational Facilities

Community Features: Clubhouse, Dog Park, Gated
Community - Guard, Golf Carts OK, Irrigation-Reclaimed
Water, No Truck/RV/Motorcycle Parking, Park, Playground,
Pool, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

**Tax Annual
Amount:** \$2,569

Tax Legal Description: LOT 35 CARRIAGE CREEK AT BREAKAWAY
TRAILS MB 41 PGS 119-120 INC PER OR 3951 PG 3149 PER OR 5813 PG
0201 PER OR 5813 PG 0199 PER OR 6675 PG 0627 PER OR 7923 PG 1166

Tax Lot: 35

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x16	First	16	17
Bedroom 2	13x12	First	12	13
Bedroom 3		First		
Kitchen	22x9	First	9	22
Dining Room	16x10	First	10	16
Living Room	21x17	First	17	21
Family Room	18x13	First	13	18
Utility Room	8x7	First	7	8

Amenities & Features



Call us now
 Phone: 727-888-3292
 Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Dog Park, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Playground, Pool, Sidewalks, Tennis Court(s)

ExteriorFeatures: Private Yard, Rain Gutters

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dryer, Microwave, Range, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Skylight(s)

PoolFeatures: In Ground

Features: Ceiling Fans(s), Central Vacuum, Eat-in Kitchen, Family Room, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Appointment Only, Call Listing Agent, Combination Lock Box, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE