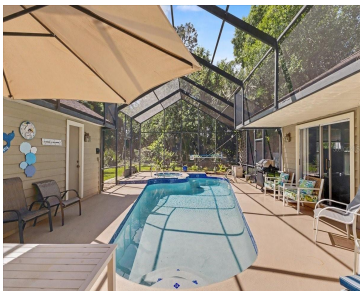
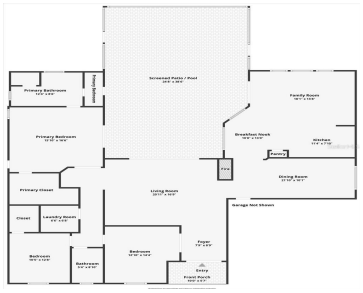
47 CARRIAGE CREEK WAY ORMOND BEACH FL 32174

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

Office ID: MFR261010944

Status: Active

MLS ID: MFRFC319040

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Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

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

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

Appliances: Dryer, Microwave, Range, Washer

Flooring: Carpet, Ceramic Tile

Laundry Features: Inside

Pool Private YN: Yes

Pool Features: In Ground

Fireplace YN: Yes

Fireplace Features: Family Room

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Cats OK, Dogs OK

Exterior Features: Private Yard, Rain Gutters

Roof: Shingle

Window Features: Skylight(s)

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

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Heat Pump

Furnished: Unfurnished

Property Details

Subdivision Name: CARRIAGE CREEK AT BREAKAWAY TRAILS

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

Levels: One

Direction Faces: East

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional, FHA

Association Information

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Association YN: Yes

Association Fee: 430

Association Fee Frequency: Quarterly

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

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

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

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

Amenities & Features

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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 Vaccum, 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

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