

# 5239 SADDLEBROOK WAY WESLEY CHAPEL FL 33543

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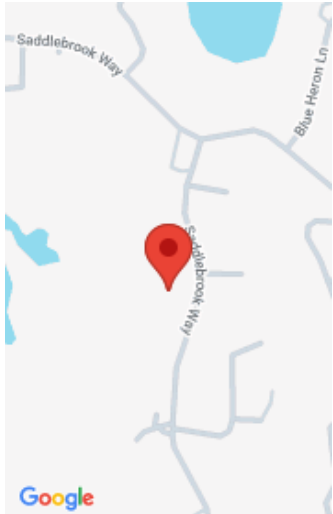


\$999,999



Are you looking for a luxurious sanctuary designed for ultimate functionality and unforgettable entertaining? Let the captivation take place by the expansive picture windows that frame stunning views of the Saddlebrook golf course, filling the open floor plan with an abundance of natural light. The soaring cathedral ceilings add to the grandeur, creating an inviting [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3500 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:** MFRTB8307010

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3500 sq ft

**Year built:** 1979

**SubdivisionName:** SADDLEBROOK UNREC

**GarageSpaces:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 1 floor

**Lot size, sq ft:** 26979 sq ft

**View:** Golf Course

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Elementary School:** Wesley Chapel Elementary-PO

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Vinyl

**Patio And Porch Features:** Patio

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Deeded, Driveway, Garage Faces Side, Golf Cart Garage, Parking Pad

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Vegetation:** Mature Landscaping, Oak Trees

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** On Golf Course, Private

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## Property Details

**Subdivision Name:** SADDLEBROOK UNREC

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 20-26-08-0030-00000-0580

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Cable TV, Pickleball Court(s), Security, Tennis Court(s)

**Association Fee:** 295

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Internet, Management, Trash

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Tennis Courts



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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual  
Amount:**  
\$6,043

**Tax Legal Description:** SADDLEBROOK UNREC LOT 58A COM NW COR NE 1/4 OF SW 1/4 TH N87DEG19'00"E 793.88 FT TH S02DEG41'00"E 220.00 FT TH S31DEG04'08"E 299.70 FT TH S29DEG46'55"W 65.00 FT TH S46DEG45'25"E 53.71 FT TO CV RAD 250.00 FT ARC 136.73 FT CHD BRG S62DEG25'30"E 135.03 FT TH S11DEG06'29"W 189.02 FT TO CV RAD 300.00 FT ARC 173.87 FT CHD BRG S05DEG29'42"E 171.44 FT TH S22DEG05'52"E 89.90 FT TO CV RAD 300.00 FT ARC 77.57 FT CHD BRG S14DEG41'25"E 77.36 FT FOR POB TH CONT ALG CV ARC 129.30 FT CHD BRG S05DEG03'53"W 128.3 0 FT TH S17DEG24'43"W 10.35 FT TH N83DEG07'12"W 266.79 FT TH N05DEG37'26"E 41.52 FT TH N09DEG09'04" W 15.78 FT TH N80DEG01'51"E 281.99 FT TO POB

**Tax Lot:**  
58A

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	24x15	First	15	24
Dining Room	14x11	First	11	14
Kitchen	13x13	First	13	13
Primary Bedroom	14.5x20	First	20	14.5
Primary Bathroom	14.5x11.5	First	11.5	14.5
Bedroom 2	12x12	First	12	12
Bedroom 3	12x12	First	12	12
Office	14x11.5	First	11.5	14
Bedroom 4	14x13	First	13	14

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Tennis Courts

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Deeded, Driveway, Garage Faces Side, Golf Cart Garage, Parking Pad

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

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

**Occupant Type:** Owner **Showing Requirements:** Listing Agent Must Accompany, See Remarks, ShowingTime



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