

# 5511 BRAKEN FERN WAY LEESBURG FL 34748

<https://candiscarmichael.com>



FOR SALE: 6BR Home with Incredible Backyard Oasis Windsong Oak Community \$379,000 Rare opportunity to own a spacious 6-bedroom, 3-bath home with an open floor plan and an outdoor space that truly stands out. Inside features: Open, airy layout Large master suite with private bath Upstairs jack-and-jill bathroom Full bedroom + bath downstairs (great for [...])

- 6 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2580 sq ft



## Courtesy of

**Listing Office:** FLAT FEE MLS REALTY

**Status:** Active

**Office ID:** MFR261555850

**MLS ID:** MFRTB8480432



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8480432>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2580 sq ft

**Year built:** 2023

**SubdivisionName:** WINDSONG AT LEESBURG

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 4800 sq ft

**View:** Garden, Water

**ListOfficeName:** FLAT FEE MLS REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 20S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), In Wall Pest System, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Deck

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Other, Sidewalk, Sliding Doors, Sprinkler Metered

**Roof:** Shingle

**Window Features:** Blinds, ENERGY STAR Qualified Windows, Insulated Windows

**View:** Garden, Water

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Lot Features:** City Limits, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Inside, Laundry Room, Upper Level

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

**Security Features:** Key Card Entry, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** WINDSONG AT LEESBURG

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 24-20-24-2301-000-10200

**Direction Faces:** South

**Construction Materials:** Block, Stucco, Vinyl Siding

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## Association Information



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**Association YN:** Yes

**Association Fee:** 80

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Recreational Facilities

**Association Amenities:** Park,  
Playground

**Community Features:** Irrigation-Reclaimed Water, Park,  
Playground, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$4,714

**Tax Legal Description:** WINDSONG AT LEESBURG PHASE 2 PB  
76 PG 79-84 LOT 102 ORB 6166 PG 85

**Tax Lot:** 102

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## Rooms



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| Room type          | Dimensions | Level  | Length | Width |
|--------------------|------------|--------|--------|-------|
| Primary Bedroom    | 13x17      | Second | 17     | 13    |
| Kitchen            | 11x14      | First  | 14     | 11    |
| Living Room        | 16x16      | First  | 16     | 16    |
| Bedroom 2          | 12x10      | First  | 10     | 12    |
| Dining Room        | 12x14      | First  | 14     | 12    |
| Family Room        | 15x10      | Second | 10     | 15    |
| Bedroom 3          | 12x10      | Second | 10     | 12    |
| Bedroom 4          | 13x12      | Second | 12     | 13    |
| Bedroom 5          | 10x11      | Second | 11     | 10    |
| Additional Bedroom | 11x11      | Second | 11     | 11    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Key Card Entry, Smoke Detector(s)

**WindowFeatures:** Blinds, ENERGY STAR Qualified Windows, Insulated Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available

**Amenities:** Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Irrigation-Reclaimed Water, Park, Playground, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Other, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), In Wall Pest System, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Natural Gas

**Exterior material:** Block, Stucco, Vinyl Siding **Roof:** Shingle

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Home Warranty YN:** Yes

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Appointment Only



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