

# 5513 LITTLE PATH DRIVE WIMAUMA FL 33598

<https://candiscarmichael.com>



Beautiful 3-bedroom, 2.5-bath home with a bonus room and open floor plan, located in a desirable 55+ community within the sought-after Southshore Bay Lagoon community. This home features spacious living areas, a covered lanai perfect for relaxing or entertaining, and a flexible bonus room ideal for an office, hobby space, or guest area. Enjoy resort-style [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2128 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8469381



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8469381>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6000 sq ft

**SubdivisionName:** FOREST BROOKE ACTIVE ADULT PHS

**GarageSpaces:** 3

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2128 sq ft

**Year built:** 2023

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 32

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Smart Home, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** No

**Roof:** Tile

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Window Features:** Double Pane Windows, ENERGY STAR Qualified Windows

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** FOREST BROOKE ACTIVE ADULT PHS

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** U-17-32-20-C90-000046-00040.0

**Direction Faces:** West

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 444.39

**Association Fee Frequency:** Monthly

## Fees&Taxes



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**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 476

**Tax Lot:** 40

**Tax Annual Amount:** \$7,617

**Tax Legal Description:** FOREST BROOKE ACTIVE ADULT PH 6A AND 7 LOT 40 BLOCK 46

## Rooms

Room type	Level
Primary Bedroom	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bathroom 2	First
Bedroom 3	First
Living Room	First
Kitchen	First
Bonus Room	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Double Pane Windows, ENERGY STAR Qualified Windows

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Smart Home, Solid Surface Counters, Thermostat, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Tile

**Parking:** Driveway, Garage Door Opener, Golf Cart Parking

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box, ShowingTime



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