

# 5858 SHOREBIRD BRANCH LAND O LAKES FL 34638

<https://candiscarmichael.com>

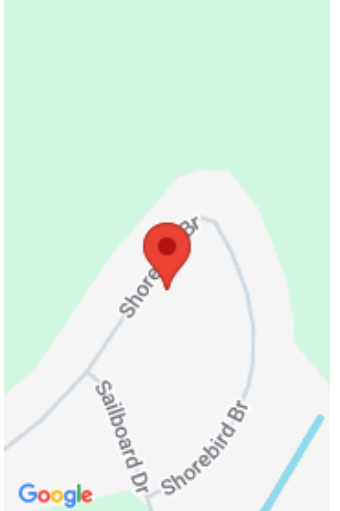


**\$634,900**



Welcome home to Del Webb Bexley living, where luxury & activity meet tranquility & relaxation. Fill your days with the exceptional amenities and social activities that this active 55+ community offers. Or just turn into your paved drive & step inside to your very own waterfront oasis. The dramatic open concept of the Great Room [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2080 sq ft



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



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## Courtesy of

**Listing Office:** BHHS FLORIDA PROPERTIES GROUP

**Status:** Active

**Office ID:** MFR260017433

**MLS ID:** MFRU8250553

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/U8250553>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2080 sq ft

**Year built:** 2023

**SubdivisionName:** DEL WEBB BEXLEY PH 4

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 6166 sq ft

**View:** Water

**ListOfficeName:** BHHS FLORIDA PROPERTIES GROUP

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Elementary School:** Bexley Elementary School

**High School:** Sunlake High School-PO

**Road Surface Type:** Paved

**Middle Or Junior School:** Charles S. Rushe Middle-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Patio

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Window Features:** Shutters

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Landscaped, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Softener

**Laundry Features:** Inside, Laundry Chute

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Street Lights, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

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## Property Details

**Subdivision Name:** DEL WEBB BEXLEY PH 4

**Levels:** One

**Builder Name:** Pulte

**Foundation Details:** Slab

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

**Parcel Number:** 09-26-18-0040-05200-0080

**Direction Faces:** Northwest

**Builder Model:** Prestige

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s)

**Association Fee:** 383

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Recreational Facilities

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Restaurant, Sidewalks

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## Fees&Taxes

**Tax Year:** 2023

**Tax Other Annual Assessment Amount:** 993

**Tax Lot:** 8

**Tax Annual Amount:** \$2,391

**Tax Legal Description:** DEL WEBB BEXLEY PHASE 4 PB 86 PG 047 BLOCK 52 LOT 8

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14.5x14	First	14	14.5
Bedroom 2	11.3x12	First	12	11.3
Bedroom 3	11.9x10.4	First	10.4	11.9
Great Room	14.6x19.7	First	19.7	14.6
Kitchen	13.75x9	First	9	13.75
Dinette	10.5x12.8	First	12.8	10.5
Balcony/Porch/Lanai	24x14.4	First	14.4	24

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Restaurant, Sidewalks

**ExteriorFeatures:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shutters

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Street Lights, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Softener

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Home Warranty YN:**  
Yes

**Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:**  
Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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