

5957 SHOREBIRD BRANCH LAND O LAKES FL 34638  
https://candiscarmichael.com



From the moment you arrive and step through the elegant glass-led front door, this home welcomes you with a sense of comfort, calm, and effortless living. Designed for both everyday enjoyment and easy entertaining, the open kitchen is the heart of the home, featuring soft light-gray cabinetry, quartz countertops, and a generous center island with [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1405 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8467835



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8467835>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1405 sq ft

**Year built:** 2023

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4840 sq ft

**SubdivisionName:** DEL WEBB BEXLEY

**GarageSpaces:** 2

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## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile, Vinyl

**Parking Features:** Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit, Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Disposal, Range, Range Hood, Tankless Water Heater, Water Softener, Whole House R.O. System

**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** DEL WEBB BEXLEY

**Levels:** One

**Builder Model:** Contour

**Construction Materials:** Block, Stucco

**Parcel Number:** 09-26-18-0040-04900-0280

**Direction Faces:** Northwest

**Foundation Details:** Slab

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 530

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Security

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1285

**Tax Lot:** 28

**Tax Annual Amount:** \$6,966

**Tax Legal Description:** DEL WEBB BEXLEY PHASE 4  
PB 86 PG 047 BLOCK 49 LOT 28

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x13	First	13	14
Primary Bedroom	14x13	First	13	14
Kitchen	9x14.2	First	14.2	9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Cooktop, Disposal, Range, Range Hood, Tankless Water Heater, Water Softener, Whole House R.O. System

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Oversized

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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