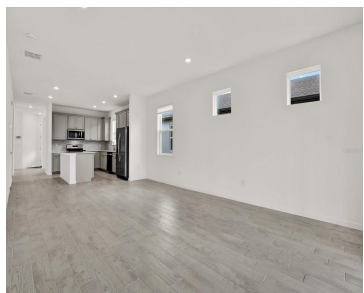


6019 SHOREBIRD BRANCH LAND O LAKES FL 34638

<https://candiscarmichael.com>



\$350,000



Discover the perfect blend of comfort and style in this nearly new 2-bedroom, 2-bath home with a flexible den and 2-car garage, tucked away in the sought-after 55+ gated community of Del Webb Bexley. Built just two years ago, this home lives like new—with thoughtful design, modern finishes, and peaceful conservation views from your back [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1400 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS TAMPA PROP.
Status: Active

Office ID: MFR771620
MLS ID: MFRTB8396856



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 Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8396856>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1400 sq ft

Year built: 2023

SubdivisionName: DEL WEBB BEXLEY PH 4

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7273 sq ft

View: Trees/Woods

ListOfficeName: KELLER WILLIAMS TAMPA PROP.

ListAOR: mfrmls

Location Details

Township: 26S

Road Surface Type: Asphalt

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Natural Gas

Lot Features: Oversized Lot, Sidewalk

Appliances: Dishwasher, Range, Refrigerator, Tankless Water Heater, Water Softener

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Sidewalk, Sliding Doors

Security Features: Gated Community

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Underground Utilities

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: DEL WEBB BEXLEY PH 4

Levels: One

Builder Name: Pulte Homes

Construction Materials: Block, Stucco

Parcel Number: 18-26-09-0040-04900-0200

Direction Faces: West

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Gated, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

Association Fee: 530

Association Fee Includes: Pool

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks, Tennis Court(s)



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$7,546

Tax Other Annual Assessment Amount: 1261

Tax Legal Description: DEL WEBB BEXLEY PHASE 4
PB 86 PG 047 BLOCK 49 LOT 20

Tax Lot: 20

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x13	First	13	13
Living Room	13x14	First	14	13
Kitchen	10x14	First	14	10
Bedroom 2	11x10	First	10	11
Office	9x9	First	9	9

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

WindowFeatures: Blinds

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Underground Utilities

Amenities: Dishwasher, Range, Refrigerator, Tankless Water Heater, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks, Tennis Court(s)

ExteriorFeatures: Hurricane Shutters, Sidewalk, Sliding Doors

Features: Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener

Heating: Central, Natural Gas

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, ShowingTime



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