

# 6119 MANGROVE DRIVE WESLEY CHAPEL FL 33544

<https://candiscarmichael.com>



Brand New Home a 2025! Don't miss out. Everything New New New, this double wide sits on just over 1/2 acre (.53) in the Angus Valley area. Great Location, with a country feel, conveniently located near shopping, malls, schools, I75, great restaurants.. No HOA and no CDD fees New A/c , all bedrooms have walk [...]

- 3 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1512 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8423110



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8423110>

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1512 sq ft

**Year built:** 2025

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 23000 sq ft

**SubdivisionName:** ANGUS VALLEY

**ListAOR:** mfrmls

## Location Details

**Township:** 26S

**Road Surface Type:** Paved

## Property Features

**Interior Features:** Ninguno

**Appliances:** Dishwasher, Electric Water Heater, Ice Maker, Range, Range Hood, Refrigerator

**Flooring:** Vinyl

**Laundry Features:** Inside

**Exterior Features:** Other

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Water Connected

**Water Source:** Public

**Sewer:** Private Sewer

**Cooling:** Central Air

**Heating:** Central



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# Property Details

**Subdivision Name:** ANGUS VALLEY  
**Levels:** One  
**Foundation Details:** Crawlspace

**Parcel Number:** 19-26-02-001.0-001.00-010.0  
**Direction Faces:** East  
**Construction Materials:** Other

# Fees&Taxes

**Tax Year:** 2024 **Tax Annual Amount:** \$429

**Tax Legal Description:** ANGUS VALLEY UNIT 2 UNREC PLAT LOT 110 DESC AS FOLL:COM SW COR OF SEC TH N00DEG 30'00"E 700.34 FT FOR POB TH CONT N00DEG 30'00"E 100 FT TH N89DG 49' 48"E 230.02 FT TH S00DEG 30' 00"W 100 FT TH S89DEG 49' 48"W 230.02 FT TO POB OR 9497 PG 1653 **Tax Lot:** 110

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	23x13	First	13	23
Dining Room	10x12	First	12	10
Primary Bedroom	16x13	First	13	16
Bedroom 2	13x12	First	12	13
Bedroom 3	11x13	First	13	11
Kitchen	12x13	First	13	12



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## Amenities & Features

**Waterfront available:** No **GarageYN:** No

**AttachedGarageYN:** No **FireplaceYN:** No

**PoolPrivateYN:** No **Cooling:** Central Air

**ExteriorFeatures:** Other **Utilities:** Cable Available, Electricity Connected, Water Connected

**Features:** Ninguno **Amenities:** Dishwasher, Electric Water Heater, Ice Maker, Range, Range Hood, Refrigerator

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Other

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Call Listing Agent, ShowingTime



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