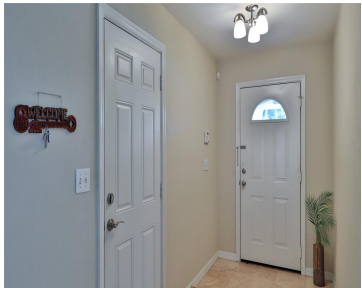


6171 SABAL POINT CIRCLE PORT ORANGE FL 32128

https://candiscarmichael.com



You will not find a better 4-bedroom home with an oversized garage at this price. Brand New Roof May 2026. Located in the sought-after gated community of Sabal Creek, this move-in ready home blends quality upgrades with a lifestyle buyers are looking for. Tucked within one of the area’s most desirable enclaves and zoned for [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2111 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRV4948554



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Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/V4948554>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8142 sq ft

**SubdivisionName:** SABAL CREEK PUD PH 01

**GarageSpaces:** 2

**Date added:** Added 1 hour ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2111 sq ft

**Year built:** 1999

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 16

**Road Surface Type:** Paved

**Elementary School:** Spruce Creek Elem **Middle Or Junior School:** Creekside Middle

**High School:** Spruce Creek High School

---

## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Open Floorplan, Solid Wood Cabinets, Walk-In Closet(s)

**Flooring:** Terrazzo, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Window Features:** Skylight(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** SABAL CREEK PUD PH 01 **Parcel Number:** 6331-05-00-0690

**Levels:** One

**Foundation Details:** Slab

**Property Condition:** Completed

**Direction Faces:** West

**Construction Materials:** Block, Concrete, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Community Mailbox, Gated Community - No Guard, Irrigation-Reclaimed Water, Sidewalks

**Association Fee:** 950

**Association Amenities:** Gated

---

## Fees&Taxes



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**Tax Year:** 2025

**Tax Legal Description:** LOT 69 SABAL CREEK PUD PHASE I MB 44 PGS 167-170 PER OR 5229 PG 0973 PER OR 5397 PG 4165 PER OR 5570 PG 0422 PER OR 7238 PG 0202 PER OR 7267 PG 3885 PER OR 7300 PG 2530 PER OR 7948 PG 4106

**Tax Annual Amount:** \$3,856

**Tax Lot:** 69

Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Primary Bedroom | 20x14      | First | 14     | 20    |
| Bedroom 2       | 15x12      | First | 12     | 15    |
| Bedroom 3       | 13x12      | First | 12     | 13    |
| Bedroom 4       | 12x9       | First | 9      | 12    |
| Living Room     | 23x16      | First | 16     | 23    |
| Kitchen         | 16x12      | First | 12     | 16    |
| Utility Room    | 8x5        | First | 5      | 8     |

Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Gated Community - No Guard, Irrigation-Reclaimed Water, Sidewalks

**ExteriorFeatures:** Sidewalk

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Open Floorplan, Solid Wood Cabinets, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Skylight(s)

**Utilities:** Cable Available

**Amenities:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Oversized

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Gate Code Required, Lock Box Electronic-CBS Code Required, See Remarks



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