

# 6298 WANDERING WILLOW DRIVE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Welcome to this beautifully designed 3-bedroom, 2-bath home with an open-concept floor plan located in the highly desirable Avalon Park Wesley Chapel community. This home offers a seamless flow between the kitchen, dining, and living areas, creating the perfect space for both everyday living and entertaining. The spacious kitchen overlooks the main living area, making [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1516 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8496581



### Call us now

Phone: 727-888-3292

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8496581>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1516 sq ft

**Lot size, sq ft:** 4600 sq ft

**Year built:** 2024

**SubdivisionName:** AVALON PARK WEST-NORTH PH 2 4 5

**ListOfficeName:** DALTON WADE INC **GarageSpaces:** 2

**ListAOR:** mfrmls

---

## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

---

## Property Features



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other, Rain Gutters, Sprinkler Metered

**Utilities:** Cable Connected, Electricity Connected, Public

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** AVALON PARK WEST-NORTH PH 2 4 5

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 12-26-20-0130-04000-0080

**Direction Faces:** West

**Construction Materials:** Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fitness Center, Playground, Pool, Trail(s)

**Association Fee:** 69.65

**Association Fee Includes:** Management, Recreational Facilities

**Community Features:** Clubhouse, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Annual Amount:** \$5,598

**Tax Other Annual Assessment Amount:** 1531

**Tax Legal Description:** AVALON PARK WEST - NORTH PHASES 2 4 5 6 AND 7 PB 90 PG 011 BLOCK 40 LOT 8

**Tax Lot:** 8

## Rooms

Room type	Level
Kitchen	First
Primary Bedroom	First
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks

**Utilities:** Cable Connected, Electricity Connected, Public

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other, Rain Gutters, Sprinkler Metered

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat

## Building Details



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Combination Lock Box



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE