

6375 TRAILBLAZE BEND ST CLOUD FL 34771

https://candiscarmichael.com



Fall in love with this stunning modern 4 bedrooms, office/den and 3.5 bathroom home. The main home features 3-bedroom, 2.5-bath single-story home and a 750 sq ft detached 1-bedroom, 1-bath garage apartment, all nestled in the community of Weslyn Park at Sunbridge. The main house offers just under 2,100 sq. ft. of thoughtfully designed living [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2781 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6347477



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://vimeo.com/1120204984?fl=pl&fe=sh>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 2781 sq ft

**Year built:** 2023

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 6098 sq ft

**SubdivisionName:** WESLYN PARK

**GarageSpaces:** 3

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## Location Details

**Township:** 25

**Elementary School:** VOYAGER K-8

**High School:** Tohopekaliga High School

**Road Surface Type:** Asphalt

**Middle Or Junior School:** VOYAGER K-8

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## Property Features



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**Interior Features:** Thermostat

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Front Porch, Rear Porch, Screened

**Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Window Features:** Blinds, ENERGY STAR Qualified Windows

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Microwave, Range

**Laundry Features:** Laundry Closet

**Parking Features:** Garage Door Opener, Off Street

**Garage Spaces:** 3

**Roof:** Shingle

**Utilities:** BB/HS Internet Available

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** WESLYN PARK

**Levels:** One

**New Construction YN:** Yes

**Construction Materials:** Vinyl Siding, Frame

**Property Condition:** Completed

**Parcel Number:** 02-25-31-5538-0001-2410

**Direction Faces:** West

**Foundation Details:** Slab

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 415

**Association Fee Frequency:** Quarterly

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$10,812

**Tax Other Annual Assessment Amount:** 1908

**Tax Legal Description:** WESLYN PARK PH 2 PB 32 PGS 72-94 LOT 241

**Tax Lot:** 241



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# Green Building Info

Green Energy Generation: Solar

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x15	First	15	16
Bedroom 2	13x12	First	12	13
Bedroom 3	13x12	First	12	13
Den	13x13	First	13	13
Kitchen	16x12	First	12	16
Living Room	16x15	First	15	16
Garage Apartment	30x27	Second	27	30

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**WindowFeatures:** Blinds, ENERGY STAR Qualified Windows

**Features:** Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available

**Amenities:** Dishwasher, Disposal, Microwave, Range

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Frame, Vinyl Siding

**Parking:** Garage Door Opener, Off-street

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Sentri Lock Box, Appointment Only, See Remarks, ShowingTime



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