#### 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
- Residentia
- Single Family Residence
- Active
- 2781 sq ft



# **Courtesy of**

Listing Office: LPT REALTY, LLC Office ID: MFR261016803

Status: Active MLS ID: MFRO6347477



#### Call us now

Phone: 727-888-3292



# **Description**

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

## **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

#### **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

# **Property Features**





Phone: 727-888-3292



Interior Features: Thermostat Appliances: Dishwasher, Disposal,

Microwave, Range

**Garage Spaces:** 3

**Utilities:** BB/HS Internet Available

Roof: Shingle

Flooring: Carpet, Ceramic Tile Laundry Features: Laundry Closet

Patio And Porch Features: Front Porch, Rear Parking Features: Garage Door Opener, Off

Porch, Screened Street

Garage YN: Yes

Pets Allowed: Breed Restrictions

Window Features: Blinds, ENERGY STAR

**Qualified Windows** 

Water Source: Public Sewer: Public Sewer

**Cooling:** Central Air **Heating:** Central

# **Property Details**

**Subdivision Name:** WESLYN PARK **Parcel Number:** 02-25-31-5538-0001-2410

Levels: One Direction Faces: West

**New Construction YN:** Yes **Foundation Details:** Slab

Construction Materials: Vinyl Siding, Frame Listing Terms: Cash, Conventional, VA Loan

**Property Condition:** Completed

### **Association Information**

**Association YN:** Yes **Association Fee:** 415

**Association Fee Frequency:** Quarterly

#### Fees&Taxes

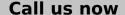
Tax Year: 2024 Tax Annual Amount: \$10,812

Tax Other Annual Assessment Amount: Tax Legal Description: WESLYN PARK PH 2 PB 32

1908 PGS 72-94 LOT 241

**Tax Lot: 241** 





Phone: 727-888-3292



# **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**



Call us now

Phone: 727-888-3292



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

# **Building Details**

NewConstructionYN: Yes Heating: Central

**Exterior material:** Frame, Vinyl Siding **Roof:** Shingle

Parking: Garage Door Opener, Off-street

#### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Showing Requirements: Sentri Lock Box, Appointment

Equipment Only, See Remarks, ShowingTime





Phone: 727-888-3292

