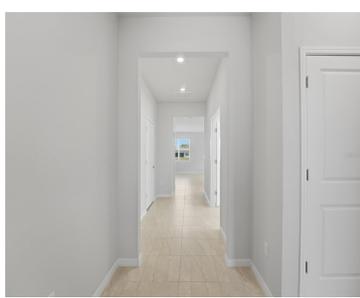


# 6403 SHIMMERING SHORES LANE ST CLOUD FL 34771

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Waterfront. Barely lived in. Move-in ready without the wait of new construction. This nearly 1,700 sq. ft. home sits on a premium lot and is dialed in with the upgrades already done and the lifestyle already built. Tile throughout. No carpet. The kitchen is fully upgraded with [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1682 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC  
**Status:** Active

**Office ID:** MFR805521714  
**MLS ID:** MFRO6376557



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 Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:**

[https://www.zillow.com/view-imx/04bd9f10-6dcc-420f-984c-3543f0059d74?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/04bd9f10-6dcc-420f-984c-3543f0059d74?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Area, sq ft:** 1682 sq ft

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

**Year built:** 2024

**View:** Water

**SubdivisionName:** DEL WEBB SUNBRIDGE PH 2A

**ListOfficeName:** REAL BROKER, LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

**Road Responsibility:** Private Maintained Road

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## Property Features



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**Interior Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat

**Flooring:** Tile

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Roof:** Shingle

**Window Features:** Blinds, Drapes

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Disposal

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sidewalk, Sliding Doors

**Security Features:** Security System, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Landscaped, Sidewalk, Paved, Private

---

## Property Details

**Subdivision Name:** DEL WEBB SUNBRIDGE PH 2A

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 11-25-31-5722-0001-6140

**Direction Faces:** Northeast

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

---

## Association Information



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**Association YN:** Yes

**Association Fee:** 443

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security

**Association Amenities:**  
Clubhouse, Fence Restrictions, Fitness Center, Pickleball Court(s), Pool, Recreation Facilities, Security, Tennis Court(s), Trail(s)

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$8,563

**Tax Other Annual Assessment Amount:** 1675

**Tax Legal Description:** DEL WEBB SUNBRIDGE PH 2A PB 32 PGS 15-24 LOT 614

**Tax Lot:** 614

---

## Rooms



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Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Bedroom 3	First
Office	First

---

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Security System, Smoke Detector(s)

**WindowFeatures:** Blinds, Drapes

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Disposal

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors

**Features:** Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat

---

## Building Details

**NewConstructionYN:** No

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

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Lockbox, ShowingTime



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