

# 6422 SAGUARO COURT PORT ORANGE FL 32128

<https://candiscarmichael.com>



Welcome to this beautifully upgraded 3 bedroom, 2 bath pool home with a dedicated office, ideally located in the highly sought-after Woodhaven community. Thoughtfully designed for modern living and effortless entertaining, this move-in-ready home is filled with high-end finishes, smart upgrades, and exceptional indoor-outdoor living. Stepping inside, you'll find an open-concept floor plan accented by [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2014 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6371151



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

## Virtual Tour:

<https://media.devoredesign.com/videos/019b9529-bb6e-73e7-a020-88e3401afe50?v=140>

# Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7469 sq ft

**SubdivisionName:** WOODHAVEN PHASE 2

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2014 sq ft

**Year built:** 2024

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

# Location Details

**Township:** 16

**Road Surface Type:** Paved

**Elementary School:** Sugar Mill Elem

**Middle Or Junior School:** Silver Sands Middle

**High School:** Spruce Creek High School

# Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

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

**Pool Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cleared, Conservation Area, City Limits, Landscaped, Sidewalk

## Property Details

**Subdivision Name:** WOODHAVEN PHASE 2 **Parcel Number:** 6332-10-00-0120

**Levels:** One

**Direction Faces:** Southeast

**Builder Name:** ICI Homes

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete

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

**Property Condition:** Completed

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 510

**Association Fee Includes:** Pool, Pest Control, Private Road, Recreational Facilities

**Community Features:** Community Mailbox, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$8,296

**Tax Other Annual Assessment Amount:** 366

**Tax Legal Description:** 32 & 33-16-33 & 4 & 5-17-33 LOT 12 WOODHAVEN PHASE 2 MB 65 PGS 97-114 PER OR 8572 PG 3743

**Tax Lot:** 12

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	12.2x15.1	First	15.1	12.2
Kitchen	8.1x12.11	First	12.11	8.1
Dining Room	10.1x9.7	First	9.7	10.1
Primary Bedroom	13.9x14.11	First	14.11	13.9
Primary Bathroom	10.11x10.1	First	10.1	10.11
Bedroom 2	12.2x10.11	First	10.11	12.2
Bedroom 3	12.2x10.7	First	10.7	12.2
Bathroom 2	8.7x4.11	First	4.11	8.7
Office	15.9x11.4	First	11.4	15.9
Laundry	8.1x6.7	First	6.7	8.1
Foyer	9.4x8.2	First	8.2	9.4
Balcony/Porch/Lanai	13.6x9.5	First	9.5	13.6

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Community Mailbox, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Cooktop, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, ShowingTime



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