

6554 GENTLE BEN CIRCLE WESLEY CHAPEL FL 33544  
https://candiscarmichael.com



One or more photo(s) has been virtually staged. Welcome to maintenance-free living in Fairways at Quail Hollow! This bright and comfortable 3-bed, 2-bath, 2-car-garage home offers an easy, low-upkeep lifestyle just minutes from top Wesley Chapel conveniences. The split bedroom layout centers around a spacious great room and an eat-in kitchen with a breakfast bar—perfect [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1585 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFROM710964



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/OM710964>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5233 sq ft

**SubdivisionName:** FAIRWAYS QUAIL HOLLOW PH 02

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1585 sq ft

**Year built:** 2001

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Elementary School:** Quail Hollow Elementary-PO

**High School:** Cypress Creek High-PO

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Cypress Creek Middle School

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## Property Features



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**Interior Features:** Ceiling Fans(s), Other  
**Flooring:** Ceramic Tile, Luxury Vinyl  
**Garage YN:** Yes  
**Garage Spaces:** 2  
**Exterior Features:** Other  
**Utilities:** Cable Available  
**Sewer:** Public Sewer  
**Heating:** Central  
**Appliances:** Dishwasher, Microwave, Range, Refrigerator  
**Laundry Features:** Inside  
**Attached Garage YN:** Yes  
**Pets Allowed:** Yes  
**Roof:** Shingle  
**Water Source:** Public  
**Cooling:** Central Air

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## Property Details

**Subdivision Name:** FAIRWAYS QUAIL HOLLOW PH 02  
**Parcel Number:** 19-26-01-006.0-002.00-097.0  
**Levels:** One  
**Direction Faces:** East  
**Foundation Details:** Slab  
**Construction Materials:** Block, Stucco  
**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information

**Association YN:** Yes  
**Association Fee:** 160  
**Association Fee Frequency:** Monthly

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## Fees&Taxes

**Tax Year:** 2023  
**Tax Annual Amount:** \$3,829  
**Tax Legal Description:** FAIRWAYS OF QUAIL HOLLOW PHASE 2 PB 38 PGS 148-150 LOT 97 BLOCK 2  
**Tax Lot:** 97



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# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	10x12	First	12	10
Kitchen	10x12	First	12	10
Primary Bedroom	10x12	First	12	10

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), Other

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

# Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

# Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Lock Box Coded

**Occupant Type:** Vacant