

# 6836 ARAMON COURT WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



WOW! Come make this fixer upper your own. The home is in need of cosmetics, but it won't take much and its a deal!! Enjoy peaceful water views right from your backyard and take advantage of resort-style amenities. Inside, the open-concept layout creates a seamless flow between the modern kitchen and spacious living area, ideal [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Pending
- 2212 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Pending

**Office ID:** MFR260011623

**MLS ID:** MFRTB8473433



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8473433>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5650 sq ft

**SubdivisionName:** BRIDGEWATER PH 01 & 02

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2212 sq ft

**Year built:** 2004

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Elementary School:** Wiregrass Elementary

**High School:** Wesley Chapel High-PO

**Road Surface Type:** Paved

**Middle Or Junior School:** Thomas E Weightman Middle-PO

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## Property Features



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**Interior Features:** Other      **Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer  
**Flooring:** Carpet, Ceramic Tile      **Laundry Features:** Inside, Laundry Room  
**Waterfront YN:** Yes      **Waterfront Features:** Pond  
**Garage YN:** Yes      **Attached Garage YN:** Yes  
**Garage Spaces:** 2      **Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK  
**Exterior Features:** None      **Roof:** Shingle  
**Utilities:** Public      **Water Source:** Public  
**Sewer:** Public Sewer      **Cooling:** Central Air  
**Heating:** Central      **Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** BRIDGEWATER PH 01 & 02      **Parcel Number:** 20-26-03-003.0-003.00-030.0  
**Levels:** Two      **Direction Faces:** West  
**Foundation Details:** Slab      **Construction Materials:** Stucco  
**Listing Terms:** Cash, Conventional, FHA      **Property Condition:** Fixer

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## Association Information

**Association YN:** Yes      **Association Fee:** 29.17  
**Association Fee Frequency:** Monthly      **Association Amenities:** Playground  
**Community Features:** Dog Park

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## Fees&Taxes

**Tax Year:** 2024      **Tax Annual Amount:** \$7,038  
**Tax Other Annual Assessment Amount:** 1656      **Tax Legal Description:** BRIDGEWATER PHASE 1 AND 2  
PB 48 PG 110 BLOCK 3 LOT 30 OR 7594 PG 505  
**Tax Lot:** 30



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x12	First	12	15
Kitchen	10x9	First	9	10
Living Room	12x14	First	14	12

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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Dog Park

**Utilities:** Public

**Amenities:** Dishwasher, Dryer, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** None

**Features:** Other

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple    **Occupant Type:** Vacant

**Other Equipment:** None    **Showing Requirements:** Combination Lock Box, ShowingTime



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