

# 7004 MINCHEW CIRCLE THE VILLAGES FL 34762

<https://candiscarmichael.com>



Welcome to 7004 Minchew Circle in the Village of Lake Denham — a 2023 Oriole model offering one of the most functional layouts currently available in this area. \*\*\*18,000 flex credit for buyer\*\*\* This is not a typical 3-bedroom. This home offers three true private suites — each with its own bathroom — creating ideal [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1892 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRG5106156



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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/G5106156>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5631 sq ft

**SubdivisionName:** VILLAGES OF WEST LAKE UNIT NO. 56  
PB 78 PG 96-101

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1892 sq ft

**Year built:** 2023

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 20

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Accessibility Features, Ceiling Fans(s), Coffered Ceiling(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Awning(s), Other, Private Entrance, Private Yard, Rain Gutters

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

**Architectural Style:** Custom, Florida

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Parking Features:** Garage Door Opener, Golf Cart Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit

**Roof:** Shingle

**Window Features:** Blinds, Double Pane Windows, Shades

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas, Solar

**Lot Features:** Landscaped, Paved

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## Property Details

**Subdivision Name:** VILLAGES OF WEST LAKE UNIT NO. 56 PB 78 PG 96-101

**Levels:** One

**Foundation Details:** Block, Concrete Perimeter, Slab

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

**Parcel Number:** 06-20-24-005600013700

**Direction Faces:** East

**Construction Materials:** Block, Cement Siding

**Property Condition:** Completed

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## Association Information



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**Association Fee Includes:** Pool, Maintenance Grounds, Private Road, Recreational Facilities, Security, Sewer, Trash, Water

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Security, Shuffleboard Court, Tennis Court(s), Trail(s)

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2388

**Tax Lot:** 13700

**Tax Annual Amount:** \$5,111

**Tax Legal Description:** VILLAGES OF WEST LAKE UNIT NO. 56 PB 78 PG 96-101 LOT 137 ORB 6268 PG 1762

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## Green Building Info

**Green Energy Generation:** Solar

**Green Energy Efficient:** Roof

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## Rooms



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Room type	Level
Bedroom 1	First
Bathroom 1	First
Primary Bedroom	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**WindowFeatures:** Blinds, Double Pane Windows, Shades

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

**ExteriorFeatures:** Awning(s), Other, Private Entrance, Private Yard, Rain Gutters

**Features:** Accessibility Features, Ceiling Fans(s), Coffered Ceiling(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments



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## Building Details

**ArchitecturalStyle:** Custom, Florida

**Heating:** Central, Natural Gas, Solar

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Cement Siding

**Parking:** Garage Door Opener, Golf Cart Garage

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment,  
Private Entrance, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock  
Box, Lockbox, ShowingTime



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