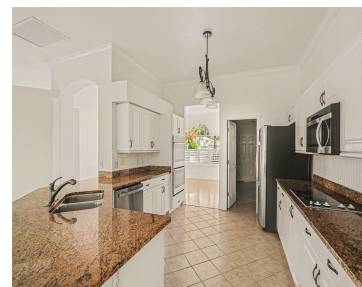


# 8 FOX CLIFF WAY ORMOND BEACH FL 32174

<https://candiscarmichael.com>



Welcome to this stunning 4-bedroom, 3-bath pool home tucked away on a private cul-de-sac in the highly coveted, gated community of Breakaway Trails—where luxury, privacy, and resort-style living meet. From the moment you arrive, you'll be impressed by the home's lush landscaping and exceptional curb appeal. Step inside to discover a classic yet functional layout [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2566 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6400100



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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/O6400100>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 18611 sq ft

**SubdivisionName:** BREAKAWAY TRAILS PH 03  
UNIT 01

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2566 sq ft

**Year built:** 1999

**ListOfficeName:** MARK SPAIN REAL  
ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 14

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s) **Appliances:** Cooktop, Dishwasher, Microwave, Refrigerator  
**Flooring:** Carpet, Tile, Wood **Laundry Features:** Electric Dryer Hookup, Laundry Room, Washer Hookup  
**Pool Private YN:** Yes **Pool Features:** In Ground  
**Fireplace YN:** Yes **Fireplace Features:** Electric, Living Room  
**Garage YN:** Yes **Attached Garage YN:** Yes  
**Garage Spaces:** 2 **Pets Allowed:** Yes  
**Exterior Features:** French Doors **Roof:** Shingle  
**Utilities:** Public **Water Source:** Public  
**Sewer:** Public Sewer **Cooling:** Central Air  
**Heating:** Central **Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** BREAKAWAY TRAILS PH 03 **Parcel Number:** 4126-05-00-1550  
UNIT 01  
**Levels:** One **Direction Faces:** Northeast  
**Foundation Details:** Slab **Construction Materials:** Block, Concrete, Stucco  
**Listing Terms:** Cash, Conventional, VA Loan

---

## Association Information

**Association YN:** Yes **Association Fee:** 430  
**Association Fee Frequency:** Quarterly **Community Features:** Clubhouse, Dog Park, Gated Community - Guard, Park, Playground, Pool, Racquetball, Sidewalks, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,630

**Tax Legal Description:** LOT 155 BREAKAWAY TRAILS PHASE 3  
UNIT I MB 44 PGS 1-7 PER OR 4451 PG 2686 PER OR 8605 PG 4289

**Tax Lot:** 155

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## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Clubhouse, Dog Park, Gated  
Community - Guard, Park, Playground, Pool,  
Racquetball, Sidewalks, Tennis Court(s)

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Electric, Living Room

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** French Doors

**Utilities:** Public

**Amenities:** Cooktop, Dishwasher,  
Microwave, Refrigerator

---

## Building Details

**NewConstructionYN:** No

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

**Heating:** Central

**Roof:** Shingle



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# Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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