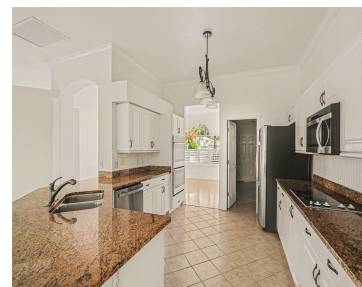


8 FOX CLIFF WAY ORMOND BEACH FL 32174

<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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6400100>

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

Location Details

Township: 14

Road Surface Type: Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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)

Fees&Taxes



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE