

836 WOOD BRIAR LOOP SANFORD FL 32771

<https://candiscarmichael.com>



\$774,900



Welcome to 836 Wood Briar Loop, a well maintained five bedroom, four bathroom home offering 3,046 square feet of comfortable and flexible living space in the sought after Forest Lake community of Sanford, Florida. Seller to contribute \$3500 towards buyers closing cost and/or points to assist with a rate buy down, with an acceptable offer. [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3046 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRFC315231



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Lot size, sq ft: 11440 sq ft

View: Trees/Woods

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 3046 sq ft

Year built: 2005

SubdivisionName: LAKE FOREST SEC 14

GarageSpaces: 3

Location Details

Township: 19

Elementary School: Wilson Elementary School

High School: Seminole High

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Sanford Middle

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Laminate, Tile

Patio And Porch Features: Covered, Patio, Rear Porch

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Window Treatments

Utilities: BB/HS Internet Available, Electricity Connected, Public

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cleared, Landscaped, Level, Sidewalk, Paved, Private

Appliances: Built-In Oven, Dishwasher, Disposal, Ice Maker, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Security Features: Gated Community, Security System Owned

Architectural Style: Florida

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: LAKE FOREST SEC 14

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-19-30-519-0000-7030

Direction Faces: Southeast

Construction Materials: Concrete, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Annually

Association Amenities: Basketball Court, Cable TV, Clubhouse, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)

Association Fee: 2700

Association Fee Includes: Guard - 24 Hour, Pool, Recreational Facilities

Community Features: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$6,973

Tax Legal Description: LOT 703 LAKE FOREST SECTION 14 PB
65 PGS 21 - 23

Tax Lot: 703

Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 1	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	Second
Bonus Room	Second
Great Room	First
Kitchen	First
Living Room	First
Family Room	First
Dining Room	First
Laundry	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System Owned

WindowFeatures: Window Treatments

Utilities: BB/HS Internet Available, Electricity Connected, Public

Amenities: Built-In Oven, Dishwasher, Disposal, Ice Maker, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s)

ExteriorFeatures: Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Tile

NewConstructionYN: No

Exterior material: Concrete, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Sentri Lock Box, Appointment Only, ShowingTime



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