



\$329,000

## 2305 CARRABELLE WAY, SANFORD, FL, US, 32773

<https://livefabuloso.com>

Enjoy the quite waterfront of this property in the best area of Sanford. Kitchen with granite tops and stainless steel [...]

- 3 beds
- 2 baths
- Residential
- Townhouse
- Active
- 2395 sq ft



### Basics

**Status:** Active

**Date added:** Added 2 months ago

**MlsStatus:** Active

### Interior



<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>BathroomsHalf:</b> 1	<b>Rooms Total:</b> 10
<b>Heating:</b> Central, Electric	<b>Cooling:</b> Central Air
<b>Appliances:</b> Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer	<b>Flooring:</b> Carpet, Laminate
<b>Area:</b> 2395 sq ft	<b>Interior Features:</b> Accessibility Features, Walk-In Closet(s)
<b>FireplaceYN:</b> false	<b>Pets Allowed:</b> Cats OK, Dogs OK, Number Limit
<b>Furnished:</b> Unfurnished	

## Exterior & Property Details

<b>Has Garage:</b> true	<b>Garage Spaces:</b> 1
<b>Exterior Features:</b> Irrigation System, Lighting, Sidewalk, Sliding Doors	<b>Has Pool:</b> false
<b>PoolPrivateYN:</b> false	<b>View:</b> Trees/Woods, Water
<b>Has Waterfront:</b> true	<b>Waterfront Features:</b> Lake Front
<b>Lot Size (Acres):</b> 0.04 acres	<b>Lot Size (SqFt):</b> 1764
<b>Zoning:</b> PD	<b>Flood Zone Code:</b> X

## Construction

<b>Type:</b> Residential	<b>Category:</b> Townhouse
<b>Year built:</b> 2022	<b>Foundation:</b> Slab
<b>ExteriorConstruction:</b> Block, Stucco	<b>NewConstructionYN:</b> false
<b>Direction Faces:</b> West	

## Utilities & Green Energy



**Utilities:** Cable Available, Electricity Available, Phone Available

**WaterSource:** None

**Sewer:** Public Sewer

## Community & HOA

**Community:** LANDINGS AT RIVERBEND TOWNHOMES

**AssociationYN:** true

**AssociationName:** Specialty Management Company

## Nearby School

**Elementary School:** Midway Elementary

**High School:** Seminole High

**Middle Or Junior School:** Millennium Middle

## Financial & Listing Details

**List Office Name:** CHARLES  
RUTENBERG REALTY ORLANDO

**STELLAR\_CalculatedListPriceByCalculatedSqFt:** 224.73

**TaxAnnualAmount:** 4172

**OnMarketDate:** 2025-09-24

