



**\$425,000**

## **5965 SHOREBIRD BRANCH, LAND O LAKES, FL, US, 34638**

<https://livefabuloso.com>

Discover the beauty and tranquility of this Modern 3 bedroom – 2 bathroom home located in the secluded, 55+ gated [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2300 sq ft



## **Basics**

**Status:** Active

**MlsStatus:** Active

**Date added:** Added 7 months ago

## **Interior**



**Bedrooms:** 3 beds

**Rooms Total:** 7

**Cooling:** Central Air

**Flooring:** Luxury Vinyl, Tile

**Interior Features:** Ceiling Fan(s), Eating Space In Kitchen, In Wall Pest System, Open Floorplan, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Window Treatments

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Bathrooms:** 2 baths

**Heating:** Central, Electric

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System, Water Softener

**Area:** 2300 sq ft

**FireplaceYN:** false

**Furnished:** Negotiable

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## Exterior & Property Details

**ParkingFeatures:** Driveway, Garage Door Opener

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Irrigation System, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

**PoolPrivateYN:** false

**Lot Size (Acres):** 0.14 acres

**Zoning:** MPUD

**Has Garage:** true

**PatioAndPorchFeatures:** Covered, Patio, Screened

**Has Pool:** false

**Has Waterfront:** false

**Lot Size (SqFt):** 6055

**Flood Zone Code:** X

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## Construction

**Type:** Residential

**Year built:** 2023

**ExteriorConstruction:** Block, Stone, Stucco

**Direction Faces:** West

**Category:** Single Family Residence

**Foundation:** Slab

**NewConstructionYN:** false



## Utilities & Green Energy

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

**WaterSource:** Public

**Sewer:** Public Sewer

## Community & HOA

**Community:** DEL WEBB BEXLEY PH 4

**SecurityFeatures:** Gated Community, Smoke Detector(s)

**AssociationYN:** true

**AssociationName:** Tasha McAllister with QPM

**AssociationFee:** 530

**AssociationFeeFrequency:** Monthly

**AssociationAmenities:** Fence Restrictions, Pickleball Court(s), Racquetball, Spa/Hot Tub, Vehicle Restrictions

## Financial & Listing Details

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

**STELLAR\_CalculatedListPriceByCalculatedSqFt:** 259.15

**TaxAnnualAmount:** 4072

**OnMarketDate:** 2025-07-04

