



920 SHADY BRANCH TRAIL, DELAND, FL, US, 32724

<https://livefabuloso.com>

Trails West Beauty â Move-In Ready Townhome! Welcome to this charming 2-story townhome in Trails West, lovingly maintained by the [...]

\$299,900

- 3 beds
- 2 baths
- Residential
- Townhouse
- Active
- 2900 sq ft



Basics

Status: Active

Date added: Added 3 months ago

MlsStatus: Active

Interior



<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>BathroomsHalf:</b> 1	<b>Rooms Total:</b> 8
<b>Heating:</b> Central, Electric	<b>Cooling:</b> Central Air
<b>Appliances:</b> Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer	<b>Flooring:</b> Carpet, Ceramic Tile
<b>Area:</b> 2900 sq ft	<b>Interior Features:</b> Cathedral Ceiling(s), Ceiling Fan(s), Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
<b>FireplaceYN:</b> true	<b>Pets Allowed:</b> Yes

## Exterior & Property Details

<b>ParkingFeatures:</b> Garage Door Opener	<b>Has Garage:</b> true
<b>Garage Spaces:</b> 2	<b>Exterior Features:</b> French Doors, Irrigation System
<b>Has Pool:</b> false	<b>PoolPrivateYN:</b> false
<b>View:</b> Water	<b>Has Waterfront:</b> true
<b>Waterfront Features:</b> Pond	<b>Lot Size (Acres):</b> 0.05 acres
<b>Lot Size (SqFt):</b> 2209	<b>Zoning:</b> 01PUD
<b>Flood Zone Code:</b> X	

## Construction

<b>Type:</b> Residential	<b>Category:</b> Townhouse
<b>Year built:</b> 1984	<b>Foundation:</b> Slab
<b>ExteriorConstruction:</b> Cement Siding, Wood Frame (FSC Certified)	<b>NewConstructionYN:</b> false
<b>Direction Faces:</b> South	

## Utilities & Green Energy



**Utilities:** Cable Available, Electricity Connected, Public, Street Lights, Water Connected

**WaterSource:** See Remarks

**Sewer:** Public Sewer

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## Community & HOA

**Community:** TRAILS WEST UNIT 06

**AssociationYN:** true

**AssociationName:** Baumgartner Group

**AssociationFee:** 310

**AssociationFeeFrequency:** Quarterly

**AssociationAmenities:** Clubhouse, Pool, Tennis Court(s)

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## Financial & Listing Details

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

**STELLAR\_CalculatedListPriceByCalculatedSqFt:** 156.2

**TaxAnnualAmount:** 1563

**OnMarketDate:** 2025-10-17

