



## 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

**MlsStatus:** Active

**Date added:** Added 3 months ago

### Interior



**Bedrooms:** 3 beds

**BathroomsHalf:** 1

**Heating:** Central, Electric

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Area:** 2900 sq ft

**FireplaceYN:** true

**Bathrooms:** 2 baths

**Rooms Total:** 8

**Cooling:** Central Air

**Flooring:** Carpet, Ceramic Tile

**Interior Features:** 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

**Pets Allowed:** Yes

## Exterior & Property Details

**ParkingFeatures:** Garage Door Opener **Has Garage:** true

**Garage Spaces:** 2

**Has Pool:** false

**View:** Water

**Waterfront Features:** Pond

**Lot Size (SqFt):** 2209

**Flood Zone Code:** X

**Exterior Features:** French Doors, Irrigation System

**PoolPrivateYN:** false

**Has Waterfront:** true

**Lot Size (Acres):** 0.05 acres

**Zoning:** 01PUD

## Construction

**Type:** Residential

**Year built:** 1984

**ExteriorConstruction:** Cement Siding, Wood Frame (FSC Certified)

**Direction Faces:** South

**Category:** Townhouse

**Foundation:** Slab

**NewConstructionYN:** false

## 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

