



Regal Real Estate Professionals  
7726 W. Sandlake Rd, Orlando Florida,  
32819

+1 407-749-0700  
info@regalrealtorlando.com

12106 SAN CHALIFORD CT (MLS#:A4445673)

PRICE: \$764,000

Address#: 12106 SAN CHALIFORD CT

Zip Code: 33626

Style: Single Family Residence

Bedrooms: 4

Half Bathrooms: 1

Year Built: 2004

Acreage(acs): 0.37

Waterfront: No

Subdivision: WATERCHASE PH 3

City: Tampa

Type: Residential

Status: Active

Bathrooms: 3

Living Area: 4079.00

Lot: 15963

Pool: 1

County: Hillsborough County

## PROPERTY DESCRIPTION

Stunning Waterchase executive pool home on a large conservation lot with upgrades galore including crown molding, granite countertops, stainless steel appliances, wine cooler, upgraded kitchen cabinets, surround sound throughout the home and pool area. Beautiful tile floors on the diagonal greet you at the entryway with formal living room and dining room. The large master bedroom also includes a sitting area with pool access and plenty of closet space. The other bedrooms & "retreat" area are covered by beautiful wood flooring. The large family room and kitchen area are located in the rear of the home overlooking the oversized wrap-around screened pool. The outdoor kitchen is located under a huge covered lanai. If you enjoy entertaining this home is for you! Complementing the outdoor area is the 2nd floor which features a large entertainment bonus room area with a mini kitchen, fridge, and wet bar with ample room for a billiard or foosball tables. Or just to relax to a Movie or Game-day on the professional home theater in the Media room. A new HVAC and water softener installed in 2015. The Waterchase community has a multi-million dollar clubhouse, 2 story water slide, fitness center, tennis and basketball courts, Olympic size pool, multi-purpose field and activities director. Conveniently located to restaurants, shopping, golf courses, Veterans Expressway, Tampa airport, and beaches.

## ADDITIONAL FEATURES

Exterior Construction:	block, stucco
Roof:	Shingle
Interior Features:	ceiling fans(s), crown molding, eating space in kitchen, high ceiling(s), kitchen/family room combo, master bedroom downstairs, open floorplan, solid wood cabinets, split bedroom, stone counters, walk-in closet(s), wet bar, window treatments
Heating and Fuel:	central, electric, natural gas
Utilities:	cable available, fiber optics, natural gas connected, public, street lights
Garage/Carport:	1
Total Building:	5082.00
Water Frontage:	N
Pets Allowed:	Yes
Garage Features:	oversized
Total Acreage:	1/4 Acre to 21779 Sq. Ft.
Foundation:	Slab
Zoning:	PD
Air Conditioning:	central air, zoned
Floor Covering:	carpet, ceramic tile, wood



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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## ROOMS

Additional Rooms:

Bonus Room, Den/Library/Office, Media Room

## IMAGES

