



**County:** Volusia  
**Property Style:** Single Family Residence  
**Subdiv:** VICTORIA PARK  
**Subdiv/Condo:** Virginia Park  
**Beds:** 3, **Baths:** 2/0  
**Pool:** Community  
**Garage:** Yes **Attach:** Yes **Spcs:** 2  
**Max Times per Yr:** 1  
**Home Warranty Y/N:** Yes  
**New Construction:** No  
**Total Annual Assoc Fees:** 2,352.00  
**Average Monthly Fees:** 196.00

**Status:** Active  
**List Price:** \$359,900  
**LP/SqFt:** \$198.18  
**Year Built:** 2017  
**ADOM:** 39 **CDOM:** 39  
**Heated Area:** 1,816 SqFt / 169 SqM  
**Total Area:** 2,006 SqFt / 186 SqM  
**Total Acreage:** 0 to less than 1/4  
**Lot Features:** In City Limits, Level/Flat, Sidewalks, Street Paved  
**Flood Zone Code:** X

Seller will consider buyer concessions if included in an offer. Welcome to Victoria Trails – Phase 2, where modern living meets timeless comfort! This beautifully maintained 3-bedroom, 2-bath home was built just two years ago and still feels brand new. The popular Clifton floor plan offers an open-concept design that seamlessly connects the kitchen, dining, and living areas—perfect for everyday living or entertaining guests. The kitchen boasts granite countertops with an oversized breakfast bar, 36-inch cabinets with crown molding, and stainless-steel appliances including range, microwave, and dishwasher. The spacious owner's suite features a luxurious bath with dual granite vanities and an expansive walk-in shower. Tile flooring flows through all main and wet areas for easy maintenance and style. Living in Victoria Park means access to resort-style amenities—pools, fitness centers, tennis courts, a championship golf course, clubhouse, playgrounds, and scenic walking trails. Conveniently located near I-4, shopping, medical centers, and just minutes from historic downtown DeLand, Stetson University, and Central Florida's world-famous beaches and attractions.

#### Land, Site, and Tax Information

**Legal Desc:** 26 17 30 LOT 23 VICTORIA PARK INC 5 NW MB 57 PGS 91to95 INC PER OR 7290 PG 0837

**SE/TP/RG:** 26-17-30

**Subdivision #:**

**Between US 1 & River:** No

**Tax ID:** 26-17-30-07-00-0230

**Taxes:** \$3,368

**Homestead:** Yes

**CDD:** No

**AG Exemption Y/N:**

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Bldg Name/ #:**

**Total # of Floors:**

**Land Lease Y/N:** No

**Land Lease Fee:**

**Lot Dimensions:** 52x120

**Zoning:** RES

**Future Land Use:**

**Block/Parcel:** 00

**Book/Page:** 53/108

**No Drive Beach:**

**Zoning Comp:**

**Front Exposure:** West

**Tax Year:** 2024

**Lot #:** 23

**Annual CDD Fee:**

**Other Exemptions:**

**Development:** Virginia Park

**Subdiv/Condo:** Virginia Park

**Complex/Comm Name:**

**SW Subd Name:** Not Applicable

**Planned Unit Dev:** Yes

**Flood Zone Date:** 02/19/2016

**Census Tract:**

**Floor #:**

**Census Block:**

**Lot Size Acres:** 0.14

**Lot Size:** 6,240 SqFt / 580 SqM

#### Interior Information

**A/C:** Central Air

**Appliances Incl:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range

**Heat/Fuel:** Central

**Flooring Covering:** Carpet, Ceramic Tile  
**Interior Feat:** High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

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

**# of Wells:**  
**# of Septics:**

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Closet Type**

**Features**

Bedroom 2

First

10x11

Carpet

Built-in Closet

Bedroom 3

First

11x10

Ceramic Tile

Built-in Closet

Dining Room

First

18x9

Ceramic Tile

Great Room

First

16x18

Ceramic Tile

Kitchen

First

10x14

Ceramic Tile

Walk-in Closet

Breakfast Bar, Kitchen Island, Pantry

Primary Bathroom

First

Dual Sinks, Garden Bath, Tub with Separate Shower Stall

Primary Bedroom

First

17x13

Carpet

Walk-in Closet

En Suite Bathroom

Balcony/Porch/Lanai

First

12x10

Concrete

#### Exterior Information

**Ext Construction:** Block, Stone, Stucco

**Assigned Spcs:**

**Roof:** Shingle

**Garage Dim:** 20x20, **Attached Garage Y/N:** Yes

**Foundation:** Slab

**Property Attached:**

**Property Description:**

**Architectural Style:** Traditional

**Ext Features:** Irrigation System

**Pool Dimensions:**

**Pool:** Community

**Spa:**

**Pool Features:** Child Safety Fence, Gunite/Concrete, In Ground

**Vegetation:** Trees/Landscaped

**View:**

**Other Equipment:** Irrigation Equipment

#### Green Features

**Road Surface Type:** Paved

**Green Water Features:** Irrigation-Reclaimed Water

**Disaster Mitigation:**

**Green Landscaping:** Fl. Friendly/Native Landscape

**Indoor Air Quality:**

**Green Sustainability:**

**Green Energy Features:** HVAC, Insulation, Thermostat

**Green Energy Generation:** No

#### Community Information

**Community Features:** Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Tennis Court(s)  
**HOA / Comm Assn:** Yes      **HOA Fee:** \$196.00 / Required      **HOA Pmt Sched:** Monthly      **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** \$196      **Other Fee:**      **Housing for Older Per:** No  
**Elementary School:** Freedom Elem      **Middle School:** Deland Middle      **High School:** Deland High  
**Association Approval Required:** No      **Years of Ownership Prior to Leasing Required:** No  
**Lease Restrictions:** Yes  
**Additional Lease Restrictions:** SEE DOCS  
**Association/Manager Name:** Victoria Park Community Council      **Association/Manager Contact Phone:** 386-738-2112  
**Association Email:** VPCC-CAM@myvictoriapark.com      **Association URL:** www.myvictoriapark  
**Master Assn/Name:** No      **Master Assn Fee:**      **Master Assn Ph:**

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