



**\$264,920**

## 1736 CANOPY DRIVE #42

<https://vizorealty.com>

The Meadowbrook by Great Southern Homes has an all new floor plan that now features flex area/pocket office with optional French doors, situated beside your powder room. From the hallway, you will enter into the open concept common areas which include the Great Room/Dining Area and Kitchen with an oversized island that has a single undermount sink within. Up the stairs on the second level, you'll find all 4 bedrooms, an open loft to use as you please and 2 full bathrooms. The Owners Suite offers a walk in closet and dual vanities. The utility room is also located on the second floor, convenient to all the bedrooms!!! Make an appointment today to view! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 4 beds
- 3 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1734 sq ft





# Basics

**Date added:** Added 3 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 3 baths  
**Floors:** 2 floors  
**Lot size, acres:** 0.11 acres  
**MLS ID:** 608373  
**Full Baths:** 2

**Listing Date:** 2025-05-10  
**Type:** Single Family  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Area, sq ft:** 1734 sq ft  
**Year built:** 2025  
**TMS:** 187-13-06-042



# Building Details

**Price Per SQFT:** 380.09  
**New/Resale:** New  
**Heating:** Central  
**Water:** Public  
**Garage Spaces:** 2  
**Exterior material:** Vinyl

**Style:** Bi-level  
**Foundation:** Slab  
**Cooling:** Central  
**Sewer:** Public  
**Basement:** No Basement



# Amenities & Features

**Pool on Property:** No                      **Garage:** Garage Attached, Front Entry



# HOA Info

**HOA:** Y                                      **HOA Fee Per:** Yearly  
**Hoa Fee:** \$375



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## School Info

**School District:** Sumter County

**Secondary School:** Ebenezer

**Elementary School:** Oakland

**High School:** Crestwood

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## Listing Courtesy Of

**Listing Office:** RE/MAX Summit LLC

**Listing Agent:** Joy, James

