



10294 Merrymeeting Bay Drive

\$449,900

Single Family Residence · Winter Garden, FL 34787

3

beds

2

baths

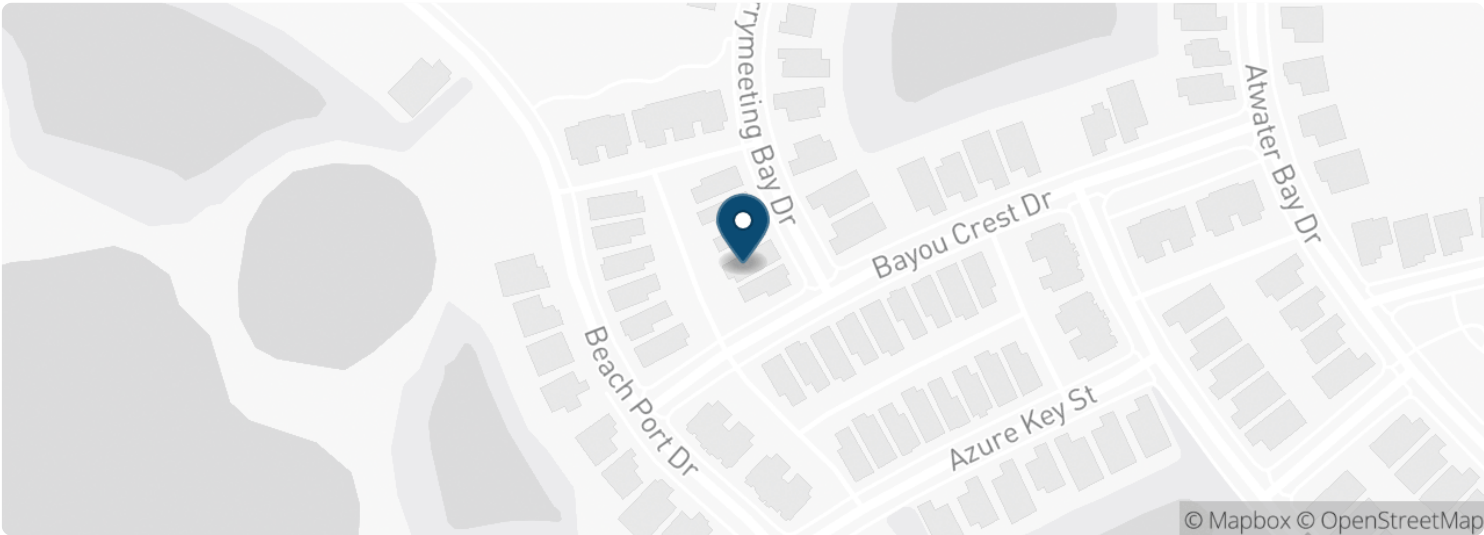
1,689

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2019	\$266	147 days	May 14, 2026	\$245 Monthly	O6407798



Property overview

About this property

One or more photo(s) has been virtually staged. MOVE-IN READY and the BEST-PRICED SINGLE-STORY HOME IN WATERLEIGH with the ability to close quickly! **SELLER WILL CONTRIBUTE UP TO \$10,000 TOWARD BUYER CLOSING COSTS WITH AN ACCEPTABLE OFFER, AND LAWN MOWING AND TRIMMING ARE TAKEN CARE OF BY HOA AND INCLUDED IN THE HOA FEES!** Situated on an oversized 145-foot-deep homesite, this beautifully maintained 3 Bedroom, 2 Bathroom Laurel floor plan offers an extended paver driveway, spacious backyard, and an open-concept layout perfect for everyday living. The gourmet kitchen features a large granite island, walk-in pantry, brand-new stainless steel appliances, upgraded pendant lighting, and beautiful Toscana stained glass windows. The spacious primary suite includes dual sinks, an oversized walk-in shower with bench, and a walk-in closet. A split floor plan provides added privacy, while the rear-entry garage offers built-in cabinetry, granite workspace, and extra storage. Additional upgrades include designer lighting, upgraded faucets, extensive tile flooring, wood window sills, and window blinds throughout. Enjoy Waterleight's resort-style amenities including 4 pools, 3 clubhouses, fitness centers, tennis, pickleball, walking trails, and playgrounds. Conveniently located just minutes from Disney, Hamlin Town Center, shopping, dining, SR-429, and I-4. Beautifully upgraded, competitively priced, low-maintenance, and ready for its next owner.

Key features

LEVELS
One
LOT
5,764 sqft
FACES
Northeast
PARKING
2-car garage
COMMUNITY
Clubhouse, Pool, Playground, Fitness Center, Park
HOA COVERS
Maintenance Grounds
PETS
Dogs OK, Cats OK

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2019
Faces	Northeast	Rooms	7
Building stories	1	Living area	1,689 sqft
Total building area	2,311 sqft	Levels	One
Bedrooms	3	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central, Electric	Lot size	5,764 sqft
Construction materials	Block, Stucco	Roof	Shingle

Accommodation & amenities

Appliances	Dryer, Refrigerator, Washer	Flooring	Carpet, Tile
Laundry	Inside, Laundry Room	Exterior features	Lighting, Rain Gutters
Window features	Blinds		

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt
Security features	Smoke Detector(s), Security System		

Community & HOA

Primary association	Leland Managment/Natalie Elbaz	Primary association fee	\$245
Primary fee frequency	Monthly	Land lease	No
Senior community	No		
Association amenities	Park, Recreation Facilities, Tennis Court(s), Clubhouse, Playground, Fitness Center, Trail(s), Pool		
Association fee includes	Maintenance Grounds	Community features	Clubhouse, Pool, Playground, Fitness Center, Park, Tennis Court(s), Sidewalks
Pets allowed	Dogs OK, Cats OK		

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected
-----------	--

Price & sale history

Asking price reduced by \$19,000 (4.1%) since first listed.

Date	Event	Price	Change
Jul 16, 2026	Price reduced MLS #O6407798	\$449,900	-4.1% -\$19,000
May 14, 2026	Listed for sale MLS #O6407798	\$468,900	—

History may be incomplete.

Stellar MLS / IDX



The data relating to real estate displayed on this sell sheet comes in part from the Internet Data Exchange (IDX) Program of Stellar MLS. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings may be subject to prior sale or removal from sale; availability should always be independently verified. Listing information is provided for consumers' personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT