

# 11816 ANGLE POND AVENUE WINDERMERE FL 34786

<https://candiscarmichael.com>



\$835,000



Under 15 minutes to Magic Kingdom. Fireworks on your drive home. Dinner at EPCOT on a Tuesday. Located in Windermere Trails, one of Windermere's most sought-after communities, this home puts you minutes from Hamlin and Winter Garden Village while keeping you close enough to Disney to make everyday life feel anything but ordinary. The backyard [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3391 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6388116



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://unbranded.visithome.ai/Ya67pHz84KLgqUSaTovXHp?mu=ft>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6492 sq ft

**SubdivisionName:** WINDERMERE TRLS PH 1C

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 3391 sq ft

**Year built:** 2013

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 23

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Covered, Front Porch, Rear Porch

**Pool Features:** In Ground

**Spa Features:** In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Sidewalk

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WINDERMERE TRLS PH 1C **Parcel Number:** 36-23-27-9159-01-490

**Levels:** Two

**Direction Faces:** Northwest

**Builder Name:** Meritage Homes

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco, Vinyl Siding

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information

**Association YN:** Yes

**Association Fee:** 244

**Association Fee Frequency:** Quarterly **Association Amenities:** Playground, Pool

**Community Features:** Playground, Pool

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$10,010

**Tax Legal Description:** WINDERMERE TRAILS PHASE 1C  
80/15 LOT 149

**Tax Lot:** 149

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## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**ExteriorFeatures:** French Doors, Sidewalk

**Utilities:** Public

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Playground, Pool

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco, Vinyl Siding

**Heating:** Central

**Roof:** Shingle



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# Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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