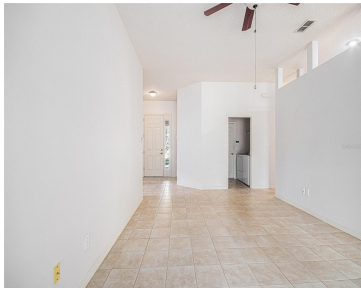


120 CREPE MYRTLE DRIVE GROVELAND FL 34736

https://candiscarmichael.com



Welcome to 120 CREPE MYRTLE DRIVE in the highly sought-after CASCADES OF GROVELAND / TRILOGY ORLANDO—a beautifully maintained SINGLE-STORY home offering 3 BEDROOMS, 2 BATHS, and 1,671 SQ FT with a smart, open layout and abundant natural light. Enjoy TILE & LAMINATE FLOORING, a functional kitchen with upgraded appliances that flows into the main living space, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1671 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Status: Active

Office ID: MFR261019292

MLS ID: MFRO6373178



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1671 sq ft

Year built: 2006

SubdivisionName: CASCADES OF GROVELAND /
TRILOGY ORLANDO

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7557 sq ft

View: Trees/Woods

ListOfficeName: MARK SPAIN REAL
ESTATE

ListAOR: mfrmls

Location Details

Township: 21

Road Responsibility: Public Maintained Road

Middle Or Junior School: Aurelia Cole Academy

Road Surface Type: Paved

Elementary School: Aurelia Cole Academy

High School: South Lake High

Property Features



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Interior Features: Eat-in Kitchen, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Laminate, Tile

Patio And Porch Features: Covered, Enclosed, Patio, Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Security Features: Gated Community

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: CASCADES OF GROVELAND / TRILOGY ORLANDO

Levels: One

Direction Faces: West

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA

Parcel Number: 2927599

Property Attached YN: Yes

Number Of Lots: 1

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities: Basketball Court, Clubhouse, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s), Trail(s)

Association Fee: 478

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Recreational Facilities, Security, Trash, Water

Community Features: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 680

Tax Lot: 128

Tax Annual Amount: \$3,001

Tax Legal Description: CASCADES OF GROVELAND PHASE 1 SUB LOT 128 PB 50 PGS 19-29 ORB 5141 PG 1045

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water **Green Energy Generation:** Solar
Green Energy Efficient: Roof

Rooms



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Room type	Level
Kitchen	First
Dining Room	First
Great Room	First
Living Room	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bathroom 1	First
Bathroom 2	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Eat-in Kitchen, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Street Lights

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Combination Lock Box

Occupant Type: Owner



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