

# 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

**Office ID:** MFR261019292

**Status:** Active

**MLS ID:** MFRO6373178



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## 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 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

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

**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

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock Box



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