

12093 NOUVEAU AVENUE SPRING HILL FL 34610

<https://candiscarmichael.com>



LUXURY, PRIVACY & ELEGANCE! Perfectly situated on a quiet cul de sac street, this custom-upgraded 2023 M/I Homes estate sits on a PREMIUM QUARTER ACRE HOMESITE with no rear neighbors offering sweeping conservation, pond, and wooded views. From the moment you arrive the home's striking stone-accented exterior, paver driveway, manicured landscaping, and expansive FOUR-CAR GARAGE [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3531 sq ft



Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRW7886798



Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=CZFTL1pnknA&mls=1>

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3531 sq ft

**Year built:** 2023

**SubdivisionName:** TALAVERA PH 2A-1 & 2A-2

**GarageSpaces:** 4

**Date added:** Added 7 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 10842 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Smart Home, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Covered

**Pool Features:** Heated, In Ground, Lighting, Outside Bath Access, Salt Water

**Fireplace Features:** Living Room

**Garage YN:** Yes

**Garage Spaces:** 4

**Exterior Features:** French Doors, Hurricane Shutters, Lighting

**Roof:** Shingle

**Utilities:** Electricity Connected

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Conservation Area, Oversized Lot

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Golf Cart Parking, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Security Features:** Security System

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** TALAVERA PH 2A-1 & 2A-2

**Levels:** Two

**Builder Name:** MI HOMES

**Foundation Details:** Slab

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

**Parcel Number:** 04-25-18-0110-02000-0260

**Direction Faces:** West

**Builder Model:** Mira Lago-C

**Construction Materials:** Block, Frame

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Amenities:** Clubhouse, Playground, Pool, Tennis Court(s)

**Association Fee:** 228

**Association Fee Includes:** Common Area Taxes, Pool, Recreational Facilities

**Community Features:** Clubhouse, Deed Restrictions, Golf Carts OK, Playground, Pool

## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2843

**Tax Lot:** 26

**Tax Annual Amount:** \$8,699

**Tax Legal Description:** TALAVERA PHASE 2A-1 & 2A-2 PB 87 PG 090 BLOCK 20 LOT 26

## Rooms

| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Kitchen         | 12x15      | First  | 15     | 12    |
| Living Room     | 13x21      | First  | 21     | 13    |
| Primary Bedroom | 12x16      | Second | 16     | 12    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Security System

**ExteriorFeatures:** French Doors, Hurricane Shutters, Lighting

**Utilities:** Electricity Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Golf Carts OK, Playground, Pool

**PoolFeatures:** Heated, In Ground, Lighting, Outside Bath Access, Salt Water

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room, Open Floorplan, PrimaryBedroom Upstairs, Smart Home, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Golf Cart Parking, Oversized

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Call Listing Agent, Combination Lock Box, See Remarks



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