

# 12189 NOUVEAU AVENUE SPRING HILL FL 34610

<https://candiscarmichael.com>



The seller is contributing \$5,000 toward the buyer's closing costs or to buy down the interest rate. Welcome to this stunning 5-bedroom, 3-bathroom residence offering more than 3,500 sq. ft. of luxury living on nearly a quarter-acre homesite with serene pond views. Built in 2023, this home perfectly blends modern elegance, comfort, and functionality. From [...]

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



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8431826



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

<b>Bathrooms Full:</b> 3	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 5 beds	<b>Bathrooms:</b> 3 baths
<b>Half baths:</b> 0 half baths	<b>Floors:</b> 2 floors
<b>Area, sq ft:</b> 3531 sq ft	<b>Lot size, sq ft:</b> 9219 sq ft
<b>Year built:</b> 2023	<b>SubdivisionName:</b> TALAVERA PH 2A-1 & 2A-2
<b>ListOfficeName:</b> CHARLES RUTENBERG REALTY INC	<b>GarageSpaces:</b> 3
<b>ListAOR:</b> mfrmls	

## Location Details

<b>Township:</b> 25S	<b>Road Surface Type:</b> Asphalt, Paved
<b>Road Responsibility:</b> Public Maintained Road	<b>Elementary School:</b> Mary Giella Elementary-PO
<b>Middle Or Junior School:</b> Crews Lake Middle-PO	<b>High School:</b> Land O' Lakes High-PO

## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Other, Stone Counters, Thermostat

**Flooring:** Carpet, Ceramic Tile

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

**Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Available, Other, Phone Available, Public, Sewer Connected, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room, Other

**Parking Features:** Covered

**Garage Spaces:** 3

**Exterior Features:** Balcony, Lighting, Other

**Architectural Style:** Contemporary

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Oversized Lot

## Property Details

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

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 04-25-18-0110-02100-0090

**Direction Faces:** East

**Construction Materials:** Block, Concrete

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Playground, Pool, Sidewalks

**Association Fee:** 261

**Association Fee Includes:** Pool, Recreational Facilities

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$11,179

**Tax Other Annual Assessment Amount:** 2832

**Tax Legal Description:** TALAVERA PHASE 2A-1 & 2A-2 PB 87 PG 090 BLOCK 21 LOT 9

**Tax Lot:** 9

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x22	First	22	14
Bedroom 2	13x13	Second	13	13
Bedroom 3	11x14	First	14	11
Bedroom 4	13x14	Second	14	13
Bedroom 5	13x17	Second	17	13
Primary Bedroom	16x22	Second	22	16
Loft	20x18	Second	18	20
Kitchen	13x16	First	16	13
Den	12x14	First	14	12
Dining Room	14x16	First	16	14



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Playground, Pool, Sidewalks

**Utilities:** Cable Available, Electricity Available, Other, Phone Available, Public, Sewer Connected, Water Available, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Lighting, Other

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Other, Stone Counters, Thermostat

## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Parking:** Covered

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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