

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



Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3531 sq ft

Year built: 2023

ListOfficeName: CHARLES RUTENBERG REALTY
INC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 9219 sq ft

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

GarageSpaces: 3

Location Details

Township: 25S

Road Responsibility: Public Maintained Road

Middle Or Junior School: Crews Lake
Middle-PO

Road Surface Type: Asphalt, Paved

Elementary School: Mary Giella Elementary-
PO

High School: 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 Other Annual Assessment Amount: 2832

Tax Lot: 9

Tax Annual Amount: \$11,179

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

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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