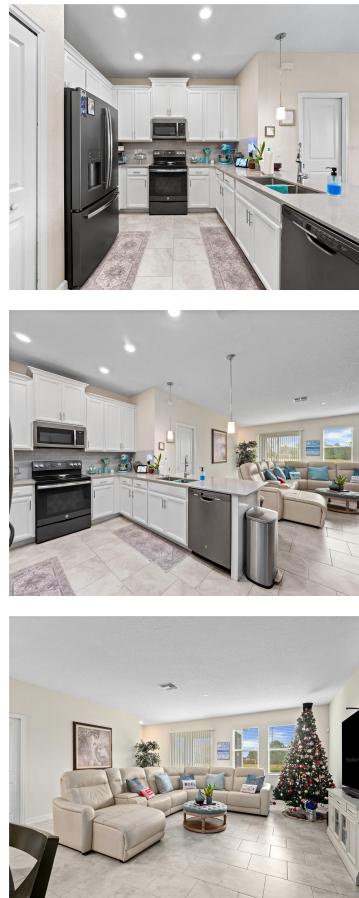


# 12517 TURTLE GRASS DRIVE ORLANDO FL 32824

<https://candiscarmichael.com>



Discover luxury living in this expansive two-story townhome featuring 4 bedrooms, 2.5 bathrooms, and a 2-car garage with ample storage. Designed with a bright open floor plan, the home welcomes you into a **HUGE** great room that seamlessly connects to a beautifully appointed kitchen—perfect for entertaining and everyday comfort. Sliding glass doors lead to a [...]

- 4 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1912 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6371264



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Email: RealtorCandis@gmail.com



# Description

**Virtual Tour:** [https://youtu.be/L\\_I3-viTGuQ](https://youtu.be/L_I3-viTGuQ)

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2256 sq ft

**SubdivisionName:** SAWGRASS PLANTATION PH 1D-3

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1912 sq ft

**Year built:** 2019

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 24

**Road Surface Type:** Paved

**Elementary School:** Wetherbee Elementary School

**Middle Or Junior School:** South Creek Middle

**High School:** Cypress Creek High

## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan

**Flooring:** Ceramic Tile, Laminate

**Pool Features:** In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Basketball Court

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** SAWGRASS PLANTATION PH 1D-3

**Parcel Number:** 19-24-30-7615-00-270

**Levels:** Two

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Concrete

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

## Association Information

**Association YN:** Yes

**Association Fee:** 339.66

**Association Fee Frequency:**

Monthly

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Pest Control

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

**Community Features:** Association Recreation - Owned, Pool, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,902

**Tax Legal Description:** SAWGRASS PLANTATION - PHASE 1D-3 **Tax Lot:** 27  
92/144LOT 27



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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x12	First	12	11
Great Room	19x20	First	20	19
Primary Bedroom	14x17	Second	17	14
Bedroom 2	10x10	Second	10	10
Bedroom 3	11x10	Second	10	11
Bedroom 4	12x10	Second	10	12
Balcony/Porch/Lanai	10x8	First	8	10

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association  
Recreation - Owned, Pool, Tennis Court(s)

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Open Floorplan

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Basketball Court

**Utilities:** Cable Connected, Electricity  
Connected, Public, Sewer Connected,  
Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Exhaust Fan,  
Microwave, Range, Refrigerator, Washer



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## Building Details

**New Construction YN:** No

**Exterior material:** Concrete

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Basketball Court

**Showing Requirements:** Sentri Lock Box, 24 Hour Notice, Appointment Only, See Remarks, ShowingTime



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