

1264 HANOVERIAN DRIVE LAKE ALFRED FL 33850

https://candiscarmichael.com



HGTV-Featured Beauty in Eden Hills! Price Reduced + \$5,000 Toward Closing Costs! Welcome to this stunning 2024-built 4-bedroom, 2-bath home, proudly selected by HGTV for its exceptional beauty and desirable lake view! Nestled in the sought-after Eden Hills community, this home perfectly blends modern elegance, comfort, and location. Skip the hassle of permits and construction [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1830 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6334070



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6334070>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1830 sq ft

Year built: 2024

SubdivisionName: EDEN HILLS PH 2

GarageSpaces: 2

Date added: Added 1 day ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5502 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 27

Road Surface Type: Paved

Elementary School: Lake Alfred Elem **Middle Or Junior School:** Stambaugh Middle

High School: Auburndale High School

Property Features



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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan

Flooring: Ceramic Tile, Laminate

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Central

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

Laundry Features: Inside

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Connected, Water Connected

Water Source: None

Cooling: Central Air

Property Details

Subdivision Name: EDEN HILLS PH 2

Levels: One

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, Lease Purchase, VA Loan

Parcel Number: 26-27-19-489375-000490

Direction Faces: North

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Community Features: Community Mailbox, Deed Restrictions, Park, Playground, Sidewalks

Association Fee: 200

Association Fee Includes: Pool, Recreational Facilities

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$3,501

Tax Other Annual Assessment Amount: 2500

Tax Legal Description: EDEN HILLS PHASE 2 PB
194 PG 24-41 LOT 49

Tax Lot: 49

Green Building Info

Green Indoor Air Quality: Air Filters MERV 10+

Green Energy Efficient: HVAC, Insulation

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15.1x16.4	First	16.4	15.1
Primary Bedroom	12x15	First	15	12
Primary Bathroom	10x10	First	10	10
Bedroom 2	10.4x11	First	11	10.4
Dining Room	11x10.5	First	10.5	11
Kitchen	18x11.3	First	11.3	18
Bedroom 3	10.4x11	First	11	10.4
Bathroom 4	11x11.8	First	11.8	11
Balcony/Porch/Lanai		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Park, Playground, Sidewalks

Utilities: Cable Available, Electricity Connected, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan

Building Details

NewConstructionYN: No

Exterior material: Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Call Before Showing, Lockbox



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