#### 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
- Residentia
- Single Family Residence
- Active
- 1830 sq ft



# **Courtesy of**

**Listing Office:** EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRO6334070



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Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/06334070

## **Basics**

Bathrooms Full: 2 Date added: Added 1 day ago

**Category:** Single Family Residence **Type:** Residential

Bedrooms: 4 beds Bathrooms: 2 baths

**Half baths: 0** half baths **Floors: 1** floor

**Area, sq ft: 1830** sq ft **Lot size, sq ft: 5502** sq ft

Year built: 2024 View: Water

SubdivisionName: EDEN HILLS PH 2 ListOfficeName: EXP REALTY LLC

GarageSpaces: 2 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

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

Flooring: Ceramic Tile, Laminate Laundry Features: Inside

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

Garage Spaces: 2

Garage YN: Yes

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

**Direction Faces:** North Levels: One

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, Lease

Purchase, VA Loan

**Construction Materials: Stucco** 

## **Association Information**

**Association YN:** Yes **Association Fee: 200** 

**Association Fee Frequency:** Annually Association Fee Includes: Pool,

Community Features: Community Mailbox, Deed

Restrictions, Park, Playground, Sidewalks

Recreational Facilities

## Fees&Taxes



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Tax Year: 2024 Tax Annual Amount: \$3,501

Tax Other Annual Assessment Amount: Tax Legal Description: EDEN HILLS PHASE 2 PB

2500 1

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	10.4×11	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 Heating: Central

**Exterior material:** Stucco **Roof:** Shingle

Parking: Driveway, Garage Door Opener

## **Miscellaneous**

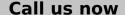
Ownership: Fee Simple Occupant Type:

Owner

Showing Requirements: Appointment Only, Call Before Showing,

Lockbox





Phone: 727-888-3292

