

# 13313 HALKYN POINT ORLANDO FL 32832

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Experience refined Florida living in this exquisitely renovated residence located in the Eagles Creek community in the heart of Lake Nona—one of Orlando’s most desirable golf, tennis, and swim neighborhoods featuring an onsite elementary school, clubhouse amenities, a fitness center, and beautifully maintained grounds. Eagles Creek truly [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1909 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6382778



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6382778>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9344 sq ft

**SubdivisionName:** EAGLE CREEK PHASE 1A

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1909 sq ft

**Year built:** 2004

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 24

**Road Surface Type:** Asphalt

**Elementary School:** Eagle Creek Elementary

**Middle Or Junior School:** Lake Nona Middle School

**High School:** Lake Nona High

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Laminate

**Patio And Porch Features:** Porch

**Fireplace Features:** Electric, Family Room

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox, Private Yard, Sidewalk

**Security Features:** Security Gate

**Architectural Style:** Traditional

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Cul-De-Sac, Near Golf Course, Paved

**Appliances:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Washer Hookup

**Fireplace YN:** Yes

**Garage YN:** Yes

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

**Roof:** Shingle

**Window Features:** Blinds, Shutters

**Utilities:** Cable Available, Sprinkler Recycled, Water Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** EAGLE CREEK PHASE 1A

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, Other

**Parcel Number:** 29-24-31-2242-02-530

**Direction Faces:** North

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Pool, Security, Tennis Court(s)

**Association Fee:** 635

**Association Fee Includes:** Guard - 24 Hour, Pool, Private Road, Recreational Facilities, Security

**Community Features:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$6,100

**Tax Legal Description:** EAGLE CREEK PHASE 1A 55/137 LOT 253

**Tax Lot:** 530

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x13	First	13	15
Living Room	14x15	First	15	14
Kitchen	12x12	First	12	12
Bathroom 2	12x11	First	11	12

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Security Gate

**WindowFeatures:** Blinds, Shutters

**Utilities:** Cable Available, Sprinkler Recycled, Water Available

**Amenities:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Private Mailbox, Private Yard, Sidewalk

**Features:** Ceiling Fans(s), Electric, Family Room, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Yard

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only



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