

# 13621 LE CHRISTINE DRIVE PALM BEACH GARDENS FL 33412

<https://candiscarmichael.com>



Luxury living awaits in this stunning Kolter-built Paige model, located in the prestigious community of L'Ambiance at Avenir. This thoughtfully designed and fully furnished 3-bedroom, 3-bathroom home offers a spacious single-level layout—perfect for those seeking style, comfort, and ease of living. The heart of the home is the open-concept great room and chef's kitchen, featuring [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2474 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRA4683355



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:**

<https://www.zillow.com/view-imx/451d47a2-5d94-4b07-9c0a-fb89b23a48d7?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2474 sq ft

**Year built:** 2024

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9292 sq ft

**SubdivisionName:** AVENIR-POD 20

**GarageSpaces:** 3

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## Location Details

**Township:** 42

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile, Vinyl

**Patio And Porch Features:** Patio

**Pool Features:** Chlorine Free, Gunitite, Heated, In Ground, Lighting, Salt Water

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

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

**Roof:** Tile

**Window Features:** Blinds, Double Pane Windows, Insulated Windows, Storm Window(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Water Connected

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Turnkey

**Appliances:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Outdoor Kitchen, Private Yard, Rain Gutters, Sidewalk, Sprinkler Metered

**Security Features:** Security System, Smoke Detector(s)

**Architectural Style:** Mediterranean

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** AVENIR-POD 20

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** Paige

**Construction Materials:** Block, Concrete, Stucco

**Property Condition:** Completed

**Parcel Number:** 52-41-42-09-03-000-0330

**Direction Faces:** East

**Builder Name:** Kolter

**Foundation Details:** Slab

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



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## Association Information

**Association YN:** Yes

**Association Fee:** 942

**Association Fee Frequency:** Quarterly

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$15,882

**Tax Other Annual Assessment Amount:**  
3498

**Tax Legal Description:** AVENIR POD 20 LT 33

**Tax Lot:** 33

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x16	First	16	14
Kitchen	21x13	First	13	21
Living Room	17x17	First	17	17

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**WindowFeatures:** Blinds, Double Pane  
Windows, Insulated Windows, Storm Window(s)

**PoolFeatures:** Chlorine Free, Gunite, Heated,  
In Ground, Lighting, Salt Water

**Features:** Ceiling Fans(s), High Ceilings, In  
Wall Pest System, Open Floorplan, Primary  
Bedroom Main Floor, Solid Wood Cabinets,  
Stone Counters, Thermostat, Tray Ceiling(s),  
Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Security System, Smoke  
Detector(s)

**ExteriorFeatures:** Outdoor Kitchen, Private  
Yard, Rain Gutters, Sidewalk, Sprinkler  
Metered

**Utilities:** BB/HS Internet Available, Cable  
Connected, Electricity Connected, Fiber Optics,  
Natural Gas Connected, Sewer Connected,  
Water Connected

**Amenities:** Bar Fridge, Built-In Oven, Cooktop,  
Dishwasher, Disposal, Dryer, Exhaust Fan,  
Freezer, Gas Water Heater, Microwave,  
Refrigerator, Tankless Water Heater, Washer

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## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Electric

**Roof:** Tile

**NewConstructionYN:** Yes

**Exterior material:** Block, Concrete, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment,  
Private Yard

**Occupant Type:** Tenant

**Showing Requirements:** Listing Agent Must  
Accompany, ShowingTime



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