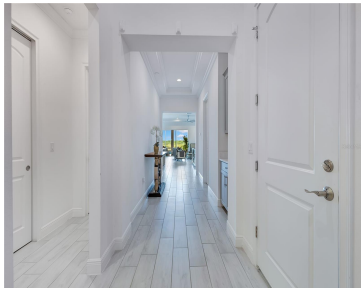


13688 ABBERWICK DRIVE ORLANDO FL 32832

https://candiscarmichael.com



THE VIEW. THE SPACE. THE LIFESTYLE. Welcome to Eagle Creek, one of Lake Nona’s premier golf course communities, where this beautiful 3-bedroom, 2-bathroom home with a dedicated office brings together an incredible open floor plan, abundant natural light, and gorgeous water views! Built in 2023, this single-story home offers 2,410 square feet of living space, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2410 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6450527



Call us now

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



Description

Virtual Tour: <https://my.matterport.com/show/?m=fp1qLk1eV7x&mls=1>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 7011 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 1 day ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2410 sq ft

Year built: 2023

SubdivisionName: EAGLE CRK VILLAGE I PH 2

GarageSpaces: 2

Location Details

Township: 24

Road Surface Type: Asphalt

Elementary School: Eagle Creek Elementary **Middle Or Junior School:** Luminary Middle

High School: Lake Nona High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Dishwasher, Electric Water Heater, Microwave, Refrigerator

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk

Security Features: Smoke Detector(s)

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Landscaped

Property Details

Subdivision Name: EAGLE CRK VILLAGE I PH 2

Parcel Number: 33-24-31-2299-01-750

Levels: One

Direction Faces: Northeast

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 615

Association Fee Frequency: Quarterly

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Management, Recreational Facilities

Association Amenities: Clubhouse, Fence Restrictions

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Park, Playground, Pool, Sidewalks, Tennis Court(s)



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$11,570

Tax Legal Description: EAGLE CREEK VILLAGE I PHASE 2
108/1 LOT175

Tax Lot: 175

Rooms

Room type	Level
Living Room	First
Kitchen	First
Office	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Bedroom 3	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

ExteriorFeatures: Lighting, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Park, Playground, Pool, Sidewalks, Tennis Court(s)

Utilities: BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Built-In Oven, Dishwasher, Electric Water Heater, Microwave, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only, ShowingTime

Occupant Type: Owner



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE