# 14280 BRAEMAR STREET WINTER GARDEN FL 34787

https://candiscarmichael.com










PRICE IMPROVEMENT – NOW OFFERED AT $499,000! Exceptional opportunity to own a nearly new home in the highly sought-after Highland Ridge community of Winter Garden. Built in 2023, this beautifully maintained 3-bedroom, 2.5-bath residence offers a modern open-concept floor plan with stylish finishes throughout. The spacious kitchen features granite countertops, stainless steel appliances, ample cabinet [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1964 sq ft

## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFRTB8500322


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## Basics

**Bathrooms Full:** 2

**Bathrooms Half:** 1

**Date added:** Added 6 minutes ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms: 3** beds

**Bathrooms: 3** baths

**Half baths: 1** half bath

**Floors: 2** floors

**Area, sq ft: 1964** sq ft

**Lot size, sq ft: 4556** sq ft

**Year built:** 2023

**SubdivisionName:** HIGHLAND RDG

**ListOfficeName:** LPT REALTY, LLC

**GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 24

**Road Surface Type:** Paved

## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s)

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring:** Carpet, Laminate, Tile

**Laundry Features:** Laundry Room

**Patio And Porch Features:** Covered, Front Porch

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Lighting

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

**Lot Features:** Landscaped, Sidewalk, Paved


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## Property Details

**Subdivision Name:** HIGHLAND RDG

**Parcel Number:** 27-24-28-3560-00-320

**Levels:** Two

**Direction Faces:** North

**Foundation Details:** Slab

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

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

## Association Information

**Association YN:** Yes

**Association Fee:** 100

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common Area Taxes, Maintenance Grounds

**Association Amenities:** Park, Playground

**Community Features:** Community Mailbox, Deed Restrictions, Sidewalks

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $7,928

**Tax Legal Description:** HIGHLAND RIDGE 110/69 LOT 32

**Tax Lot:** 32

## Rooms


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| Room type | Dimensions | Level | Length | Width |
|---|---|---|---|---|
| Living Room | 16x15 | First | 15 | 16 |
| Kitchen | 12x14 | First | 14 | 12 |
| Dining Room | 7x9 | First | 9 | 7 |
| Bathroom 2 | 4x4 | First | 4 | 4 |
| Primary Bedroom | 11x17 | Second | 17 | 11 |
| Primary Bathroom | 8x8 | Second | 8 | 8 |
| Bedroom 2 | 9x11 | Second | 11 | 9 |
| Bedroom 3 | 9x11 | Second | 11 | 9 |
| Bathroom 3 | 4x10 | Second | 10 | 4 |
| Loft | 20x14 | Second | 14 | 20 |

## Amenities & Features


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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Sidewalks

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Eat-in Kitchen, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

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

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Call Listing Agent, See Remarks, ShowingTime

**Occupant Type:** Owner


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