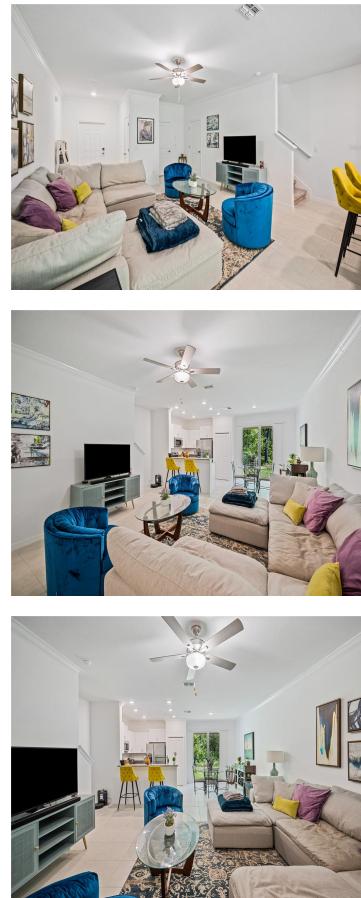


# 17399 NECTAR FLUME DRIVE LAND O LAKES FL 34638

<https://candiscarmichael.com>



OFFERED BELOW BUILDER PRICING! Welcome to Angeline, a new 6,200+ acre community in Land O' Lakes, FL, perfect for first-time homebuyers and families. Discover the charm and luxury of this lovely two-story townhome. Step into the spacious first floor, where the airy design connects the living room, kitchen, and dining area, leading to a cozy [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1666 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8462380



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8462380>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1666 sq ft

**Year built:** 2024

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2000 sq ft

**SubdivisionName:** ANGELINE PH 3A

**GarageSpaces:** 1

## Location Details

**Township:** 25

**Elementary School:** Mary Giella Elementary-PO    **Middle Or Junior School:** Crews Lake Middle-PO

**High School:** Hudson High-PO

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** None

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** ANGELINE PH 3A

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 08-25-18-0010-00000-0200

**Direction Faces:** North

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 263

**Association Fee Includes:** Internet, Maintenance Structure, Maintenance Grounds, Pool

**Community Features:** Community Mailbox, Deed Restrictions, Golf Carts OK, Park, Pool, Sidewalks

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,491

**Tax Legal Description:** ANGELINE PHASE 3A PB 90 PG 112  
LOT 20

**Tax Lot:** 20



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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x17	First	17	15
Dining Room	9x11	First	11	9
Kitchen		First		
Primary Bedroom	13x16	Second	16	13
Bedroom 2	9x12	Second	12	9
Bedroom 3	9x11	Second	11	9

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Golf Carts OK, Park, Pool, Sidewalks

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** None

**Features:** Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer



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## Building Details

**New Construction YN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple    **Occupant Type:** Vacant

**Other Equipment:** None    **Showing Requirements:** Call Listing Agent 2, Call Listing Agent



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