

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



Description

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

Basics

Bathrooms Full: 2

Date added: Added 1 hour 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

High School: Hudson High-PO

Road Surface Type: Asphalt

Middle Or Junior School: Crews Lake Middle-PO

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: None

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



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Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple **Occupant Type:** Tenant

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



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