

17468 NECTAR FLUME DRIVE LAND O LAKES FL 34638

https://candiscarmichael.com



Step into effortless Florida living in this beautifully designed home where airy, open-concept spaces create a warm and inviting atmosphere. The first floor boasts a spacious living room, modern kitchen, and dining area that flow seamlessly together—perfect for entertaining or everyday living. Sliding doors open to a covered patio, offering a peaceful retreat for morning [...]

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



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5134952



Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5134952>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2105 sq ft

**SubdivisionName:** ANGELINE PH 3A

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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

**Year built:** 2023

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

---

## Property Features

**Interior Features:** Ceiling Fans(s)

**Flooring:** Tile, Wood

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Range

**Laundry Features:** Other

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Details

**Subdivision Name:** ANGELINE PH 3A

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 18-25-08-001.0-000.00-006.0

**Direction Faces:** North

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee:** 250

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Maintenance Grounds

**Community Features:** Deed Restrictions

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,286

**Tax Other Annual Assessment Amount:**  
1550

**Tax Legal Description:** ANGELINE PHASE 3A PB  
90 PG 112 LOT 6

**Tax Lot:** 6

---

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Level
Kitchen	First
Primary Bedroom	Second
Living Room	First

## Amenities & Features

**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**PoolPrivateYN:** No  
**CommunityFeatures:** Deed Restrictions  
**Utilities:** Cable Available  
**Amenities:** Dishwasher, Disposal, Range

**GarageYN:** Yes  
**FireplaceYN:** No  
**Cooling:** Central Air  
**ExteriorFeatures:** Lighting  
**Features:** Ceiling Fans(s)

## Building Details

**NewConstructionYN:** No  
**Exterior material:** Block, Stucco

**Heating:** Central  
**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple  
**Showing Requirements:** ShowingTime

**Occupant Type:** Owner