

17565 NECTAR FLUME DRIVE LAND O LAKES FL 34638

https://candiscarmichael.com



Virtually Staged. Welcome to this like-new END UNIT Townhome in the highly sought-after Angeline master-planned community! This beautifully maintained 2 bedroom, 2.5 bath home with a versatile loft and attached 1-car garage offers low-maintenance living and peaceful conservation views. The open concept first floor features a spacious great room that flows seamlessly into the dining area [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1541 sq ft



Courtesy of

Listing Office: FUTURE HOME REALTY INC
Status: Active

Office ID: MFR260011623
MLS ID: MFRTB8534746



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



Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 2833 sq ft

View: Trees/Woods

ListOfficeName: FUTURE HOME REALTY INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 2 beds

Half baths: 1 half bath

Area, sq ft: 1541 sq ft

Year built: 2023

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), In Wall Pest System, Primary Bedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

View: Trees/Woods

Sewer: Public Sewer

Heating: Electric

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

Laundry Features: Laundry Room, Upper Level

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Rain Gutters, Sliding Doors

Security Features: Fire Alarm, Secured Garage/Parking, Smoke Detector(s)

Utilities: BB/HS Internet Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: ANGELINE PH 3A

Levels: Two

Builder Name: Lennar Homes

Construction Materials: Block, Frame

Property Condition: Completed

Parcel Number: 18-25-18-0010-00000-0620

Direction Faces: South

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Trail(s)

Association Fee: 263

Association Fee Includes: Internet, Maintenance Structure, Maintenance Grounds

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool



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: \$6,077

Tax Other Annual Assessment Amount: 2031

Tax Legal Description: ANGELINE PHASE 3A PB 90 PG 112 LOT 62

Tax Lot: 62

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x9	First	9	12
Great Room	18x13	First	13	18
Dining Room	12x9	First	9	12
Primary Bedroom	17x12	Second	12	17
Bathroom 2	13x10	Second	10	13
Loft	16x11	Second	11	16

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Alarm, Secured
Garage/Parking, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: BB/HS Internet Available

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community
Mailbox, Deed Restrictions, Dog Park, Park,
Playground, Pool

ExteriorFeatures: Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), In Wall Pest System,
PrimaryBedroom Upstairs, Solid Wood Cabinets,
Split Bedroom, Stone Counters, Walk-In Closet(s),
Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Frame

Parking: Driveway

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only, ShowingTime

Occupant Type: Vacant



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE