

# 17620 NECTAR FLUME DRIVE LAND OLAKES FL 34638

<https://candiscarmichael.com>



Short Sale. \*\*\*SHORT SALE opportunity in the award-winning Angeline community\*\*\*seller and listing agent encourage all reasonable offers to be submitted for lender consideration. Get ready to fall in love with this light, bright two-story townhome featuring an open-concept layout designed for easy everyday living and entertaining. The modern kitchen flows seamlessly into the spacious Great [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1634 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8454290



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8454290>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1916 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1634 sq ft

**Year built:** 2023

**SubdivisionName:** ANGELINE PH 3A

**GarageSpaces:** 1

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Enclosed

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Sidewalk

**Window Features:** Blinds

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** ANGELINE PH 3A

**Levels:** Two

**New Construction YN:** Yes

**Foundation Details:** Slab

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

**Parcel Number:** 08-25-18-0010-00000-0830

**Direction Faces:** North

**Builder Name:** Lennar

**Construction Materials:** HardiPlank Type, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Park, Pool, Trail(s)

**Association Fee:** 302

**Association Fee Includes:** Cable TV, Pool, Maintenance Structure, Maintenance Grounds

**Community Features:** Community Mailbox, Irrigation-Reclaimed Water, Sidewalks

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$5,761

**Tax Other Annual Assessment Amount:** 2032

**Tax Legal Description:** ANGELINE PHASE 3A PB  
90 PG 112 LOT 83

**Tax Lot:** 83

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x12	Second	12	17
Primary Bathroom		Second		
Kitchen	9x12	First	12	9
Living Room	13x18	First	18	13
Dining Room	8x12	First	12	8
Bedroom 2	8x14	Second	14	8
Bedroom 3	8x11	Second	11	8

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Irrigation-Reclaimed Water, Sidewalks

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** HardiPlank Type, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Call Listing Agent, Lock Box Electronic



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