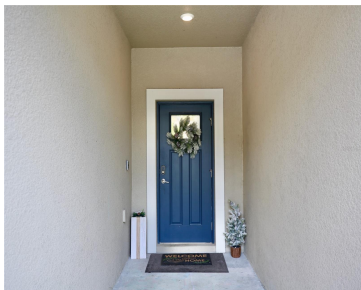


17620 NECTAR FLUME DRIVE LAND O LAKES FL 34638
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Short Sale. ***SHORT SALE opportunity in the award-winning Angeline community***seller and listing agent encourage all reasonable offers to be submitted for lender consideration. Get ready to fall in love 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



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



Description

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

Basics

Bathrooms Full: 2

Date added: Added 14 minutes 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

Location Details

Township: 25S

Road Surface Type: Paved

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

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

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

Fees&Taxes



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Tax Year: 2024

Tax Other Annual Assessment Amount: 2032

Tax Lot: 83

Tax Annual Amount: \$5,761

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

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

Building Details

NewConstructionYN: Yes

Exterior material: HardiPlank Type, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Call Listing Agent, Lock Box Electronic



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