

# 245 NANDINA TERRACE WINTER SPRINGS FL 32708

<https://candiscarmichael.com>

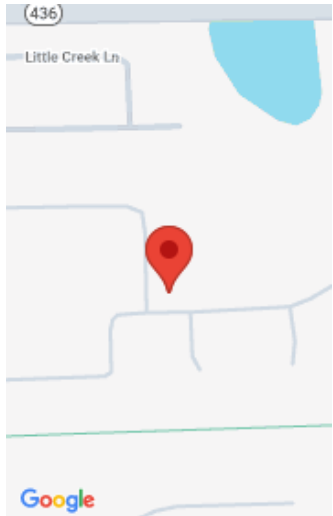


\$762,500



Experience Luxury Living in the Exclusive Gated Community of Howell Creek Reserve, Tusawilla! This meticulously maintained 5-bedroom, 3-bath smart home sits on a prime 1/4-acre corner lot, offering a perfect blend of elegance, technology, and comfort. Step inside to be greeted by a light-filled, open-concept layout featuring an expansive living area, a cozy flex room, [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3355 sq ft



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## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6240207

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## Description

**Virtual Tour:** <https://www.tourdrop.com/dtour/386063/Video-MLS>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10792 sq ft

**SubdivisionName:** HOWELL CREEK RESERVE PH 3

**GarageSpaces:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 3355 sq ft

**Year built:** 1998

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 21

**Road Surface Type:** Paved

**Elementary School:** Lawton Elementary **Middle Or Junior School:** Indian Trails Middle

**High School:** Oviedo High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Deck, Enclosed, Patio, Porch, Screened

**Pool Features:** Heated, In Ground, Lighting, Screen Enclosure

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Available, Water Available

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** HOWELL CREEK RESERVE PH 3

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 05-21-31-5NF-0000-1030

**Direction Faces:** West

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee:** 108

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Pool, Maintenance Structure

**Association Amenities:** Basketball Court, Playground, Pool

**Community Features:** Deed Restrictions, Gated Community - No Guard, Playground, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$6,410

**Tax Legal Description:** LOT 103 HOWELL CREEK RESERVE PH  
3 PB 52 PGS 87 & 88

**Tax Lot:** 103

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	24x15	First	15	24
Living Room	17x20	First	20	17
Primary Bedroom	24x14	First	14	24
Bonus Room		Second		
Bedroom 2		First		
Primary Bathroom		First		
Bedroom 3		First		
Family Room		First		
Bedroom 4		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** French Doors, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Available, Water Available

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Gated Community - No Guard, Playground, Pool, Sidewalks

**PoolFeatures:** Heated, In Ground, Lighting, Screen Enclosure

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Disclosures:** HOA/PUD/Condo Disclosure

**Occupant Type:** Owner

**Showing Requirements:** Senti Lock Box, ShowingTime



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