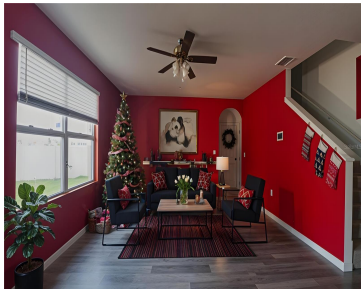
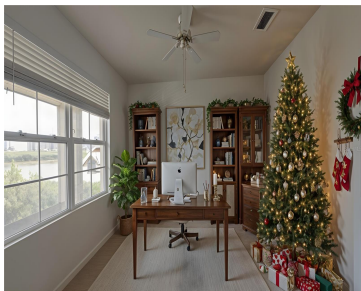


246 MEADOWBROOK BOULEVARD WINTER HAVEN FL 33881

https://candiscarmichael.com



One or more photo(s) has been virtually staged. Built in 2020 and designed for modern living, this well-maintained home offers the best of newer construction without the wait. Clean lines, an open layout, and abundant natural light create an inviting first impression the moment you step inside. The home needs only minimal cosmetic refresh—primarily flooring [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2696 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5140218



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



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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2696 sq ft

**Year built:** 2020

**SubdivisionName:** LUCERNE PARK RESERVE

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5502 sq ft

**View:** Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Boone Middle

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Lake Alfred Elem

**High School:** Haines City Senior High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Upstairs, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Laminate, Tile

**Patio And Porch Features:** Covered, Front Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors, Sprinkler Metered

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cleared, Landscaped, Level, Sidewalk, Paved

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room, Upper Level

**Parking Features:** Driveway, Garage Door Opener, Off Street, On Street

**Attached Garage YN:** Yes

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

**Fencing:** Fenced, Vinyl

**Window Features:** Blinds

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** LUCERNE PARK RESERVE

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 26-28-02-522103-000270

**Direction Faces:** Northwest

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Park, Playground, Pool, Sidewalks

**Association Fee:** 199.91

**Association Amenities:** Playground, Pool

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2691

**Tax Lot:** 27

**Tax Annual Amount:** \$6,599

**Tax Legal Description:** LUCERNE PARK RESERVE  
PB 176 PGS 43-49 LOT 27

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## Rooms



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Room type	Level
Den	First
Kitchen	First
Dinette	First
Living Room	First
Bedroom 2	First
Bathroom 2	First
Primary Bedroom	Second
Primary Bathroom	Second
Bedroom 3	Second
Laundry	Second
Loft	Second
Bedroom 4	Second
Bathroom 3	Second
Bedroom 5	Second



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Off-street, On-street

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Go Direct, Guard Dog, Lock Box Coded, Other, See Remarks, ShowingTime



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