

246 MEADOWBROOK BOULEVARD WINTER HAVEN FL 33881

<https://candiscarmichael.com>



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 and paint—making it an excellent opportunity to personalize [...]

- 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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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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 3 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

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

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

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

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

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

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Go Direct, Guard Dog, Lock Box Coded, No Lockbox, Other, See Remarks, ShowingTime



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