

247 LAKE PANSY DRIVE WINTER HAVEN FL 33881

https://candiscarmichael.com



PRICE IMPROVEMENT! LAKEFRONT 3 BEDROOM / 2 BATH HOME ~ 2,847 SQ FT ~ WITH PICTURESQUE OPEN WATER VIEWS AND PRIVATE 30 FT DOCK! OWNER FINANCING AVAILABLE. Located directly on Lake Pansy in the gated subdivision of Hartridge Hills, a quaint lakefront community of approximately 60 homes. NEWER ROOF 2022 and NEWER GENERAC GENERATOR 2020. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2847 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8496517



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://vimeo.com/1181936872/aa63c4d417?share=copy&fl=sv&fe=ci>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2847 sq ft

**Year built:** 1986

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 106286 sq ft

**SubdivisionName:** HARTRIDGE HILLS

**GarageSpaces:** 2

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## Location Details

**Township:** 28

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

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

**Utilities:** Cable Available, Electricity Connected, Phone Available, Public, Sprinkler Meter, Water Connected

**Water Source:** Canal/Lake For Irrigation, Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Refrigerator

**Laundry Features:** Laundry Room, Washer Hookup

**Waterfront Features:** Lake Front

**Fireplace Features:** Stone, Wood Burning

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** HARTRIDGE HILLS

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, Owner Financing

**Parcel Number:** 26-28-07-528101-000160

**Direction Faces:** Southwest

**Construction Materials:** Block, Stone, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Gated

**Association Fee:** 409.15

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Private Road

**Community Features:** Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$2,948

**Tax Legal Description:** HARTRIDGE HILLS PB 79 PG 9 LYING &  
BEING IN A PORTION OF SECTIONS 7 & 8 T28 R26 LOT 16

**Tax Lot:** 16

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## Rooms



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| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Kitchen             | 11x13      | First | 13     | 11    |
| Dinette             | 10x9       | First | 9      | 10    |
| Dining Room         | 11x17      | First | 17     | 11    |
| Living Room         | 15x24      | First | 24     | 15    |
| Balcony/Porch/Lanai | 49x17      | First | 17     | 49    |
| Laundry             | 6x6        | First | 6      | 6     |
| Utility Room        | 15x6       | First | 6      | 15    |
| Primary Bedroom     | 17x14      | First | 14     | 17    |
| Primary Bathroom    | 14x11      | First | 11     | 14    |
| Bedroom 1           | 13x13      | First | 13     | 13    |
| Bathroom 1          | 11x9       | First | 9      | 11    |
| Bedroom 2           | 17x10      | First | 10     | 17    |

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Stone, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Connected, Phone Available, Public, Sprinkler Meter, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stone, Stucco

**Parking:** Garage Door Opener

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Gate Code Required, Lockbox, ShowingTime



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