

# 3023 CANEEL STREET WINTER HAVEN FL 33884

<https://candiscarmichael.com>



\$235,000



Welcome to the vibrant lifestyle of Traditions, one of Winter Haven's most desirable gated 55+ communities! Built in 2020, this impeccably maintained villa offers 2 bedrooms, 2 bathrooms, and 1,385 sq. ft. of beautifully designed living space that perfectly blends comfort, elegance, and low-maintenance Florida living. Step inside to an inviting open-concept floor plan filled [...]

- 2 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1385 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8504638



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8504638>

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## Basics

**Bathrooms Full:** 2

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1385 sq ft

**Year built:** 2020

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3101 sq ft

**SubdivisionName:** TRADITIONS PH 2A

**GarageSpaces:** 1

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## Location Details

**Township:** 29

**Road Surface Type:** Paved

**Elementary School:** Chain O Lakes Elem **Middle Or Junior School:** Denison Middle

**High School:** Lake Region High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Open Floorplan, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Rain Gutters

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

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

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** TRADITIONS PH 2A

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 26-29-13-687558-000060

**Direction Faces:** South

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Maintenance, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)

**Association Fee:** 671

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$3,384

**Tax Legal Description:** TRADITIONS PHASE 2A PB 166 PGS  
32-35 LOT 6

**Tax Lot:** 6

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x12	First	12	14
Primary Bathroom	12x6	First	6	12
Bedroom 2	11x10	First	10	11
Bathroom 2	9x5	First	5	9
Kitchen	13x10	First	10	13
Dining Room	12x10	First	10	12
Living Room	17x12	First	12	17
Balcony/Porch/Lanai	7x11	First	11	7
Laundry	6x7	First	7	6

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters

**Features:** Ceiling Fans(s), Crown Molding, Open Floorplan, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Appointment Only, Call Listing Agent, Combination Lock Box, Locked Gate, ShowingTime



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