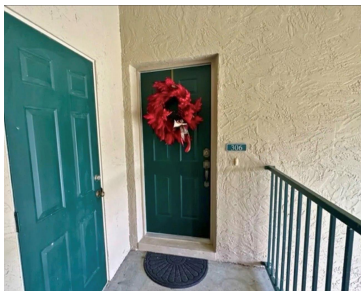


306 EAGLE POND DRIVE WINTER HAVEN FL 33884

https://candiscarmichael.com



Beautiful completely updated condo in the highly desirable gated community of Cypresswood Golf and Country Club. It features tile flooring throughout the whole condo, marble kitchen countertops with an extended breakfast island, matching marble on both bathroom vanities, upgraded lighting fixtures/ceiling fans, interior laundry with washer and dryer, pond view, and so much more. The [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1017 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY  
**Status:** Active

**Office ID:** MFR260010123  
**MLS ID:** MFRTB8509154



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8509154>

---

## Basics

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1017 sq ft

**Year built:** 2009

**SubdivisionName:** EAGLE POND CONDO **ListOfficeName:** COLDWELL BANKER REALTY

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 510 sq ft

**View:** Water

---

## Location Details

**Township:** 28

**Elementary School:** Elbert Elem

**High School:** Winter Haven Senior

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Denison Middle

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

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

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

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

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

**Exterior Features:** Lighting, Sidewalk, Storage

**Utilities:** Cable Available, Electricity Available, Water Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** EAGLE POND CONDO

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 27-28-31-850505-003060

**Direction Faces:** East

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee:** 375

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Maintenance, Pest Control, Private Road, Recreational Facilities, Trash

**Association Amenities:** Fitness Center

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

---

## Fees&Taxes



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**Tax Legal Description:** EAGLE POND CONDOMINIUM COND BK 12 PGS 1 THRU 3 OR 4257 PGS 538-608 BLDG 3 UNIT F & AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS PER CONDO DECLARATION

## Green Building Info

**Green Water Conservation:** Water-Smart Landscaping

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Kitchen         | 10x12      | First | 12     | 10    |
| Living Room     | 18x20      | First | 20     | 18    |
| Primary Bedroom | 15x13      | First | 13     | 15    |
| Bedroom 2       | 13x14      | First | 14     | 13    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** Cable Available, Electricity Available, Water Available

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk, Storage

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box



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