

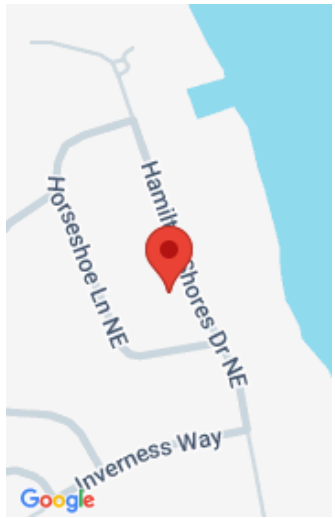
318 HAMILTON SHORES DRIVE WINTER HAVEN FL 33881

<https://candiscarmichael.com>



This home epitomizes tranquility and elegance, offering a haven of luxury in a serene setting. With a freshly painted interior, every room feels bright, revitalized, and welcoming, setting the stage for modern comfort and effortless living. The neutral palette enhances the sense of openness, making each space ready for your personal touches while harmonizing beautifully [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2806 sq ft



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRL4944880

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/L4944880>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2806 sq ft

Year built: 1996

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 11 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 16552 sq ft

SubdivisionName: HAMILTON POINTE

GarageSpaces: 2

Location Details

Township: 28

Road Surface Type: Paved

Elementary School: Elbert Elem

Middle Or Junior School: Denison Middle

High School: Winter Haven Senior

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, In Wall Pest System, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Enclosed, Patio

Pool Features: Heated, Screen Enclosure, Self Cleaning

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors, Hurricane Shutters, Rain Gutters, Sprinkler Metered

Roof: Shingle

Window Features: Blinds, Drapes, Rods, Window Treatments

Utilities: Street Lights, Underground Utilities

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Convection Oven, Dishwasher, Disposal, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator

Laundry Features: Inside

Pool Private YN: Yes

Parking Features: Garage Door Opener, Tandem

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions

Fencing: Wood

Security Features: Security System

Architectural Style: Florida, Traditional

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped

Sewer: Public Sewer

Heating: Central

Lot Features: Near Golf Course

Property Details

Subdivision Name: HAMILTON POINTE

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 26-28-13-532311-001010

Direction Faces: Northeast

Construction Materials: Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 275

Community Features: None

Fees&Taxes



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Tax Year: 2023

Tax Annual Amount: \$3,751

Tax Legal Description: HAMILTON POINTE PB 90 PG 20 & 21
LOT 101

Tax Lot: 101

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom		First		
Bedroom 2		First		
Bedroom 3		First		
Bedroom 4		First		
Bathroom 1		First		
Bathroom 2		First		
Kitchen	18x11	First	11	18
Dining Room		First		
Living Room		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Security System

WindowFeatures: Blinds, Drapes, Rods, Window Treatments

PoolFeatures: Heated, Screen Enclosure, Self Cleaning

Features: Ceiling Fans(s), Crown Molding, In Wall Pest System, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: None

ExteriorFeatures: French Doors, Hurricane Shutters, Rain Gutters, Sprinkler Metered

Utilities: Street Lights, Underground Utilities

Amenities: Convection Oven, Dishwasher, Disposal, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Florida, Traditional

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Concrete, Stucco

Parking: Garage Door Opener, Tandem

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure

Occupant Type: Vacant **Showing Requirements:** Appointment Only, ShowingTime



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