

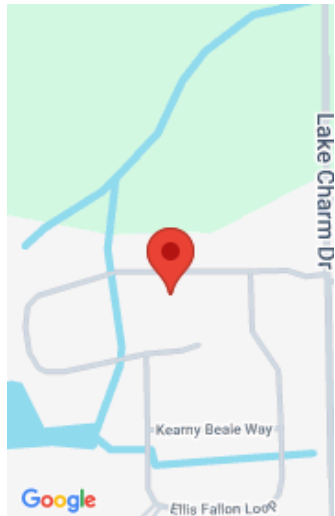
389 OLD ALEMANY PLACE OVIEDO FL 32765

<https://candiscarmichael.com>



Welcome to your dream home in the exclusive gated community of The Preserve at Lake Charm! This beautiful 3-bedroom, 2-bathroom and office area. This residence was built in 2011, offers a blend of modern amenities and elegant features. Enjoy energy savings with fully paid-off solar panels at closing. The home boasts a huge screened outdoor [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2210 sq ft



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: FUTURE HOME REALTY INC

Status: Active

Office ID: MFR260011623

MLS ID: MFRU8252182

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/U8252182>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 9375 sq ft

SubdivisionName: THE PRESERVE AT LAKE CHARM

GarageSpaces: 3

Date added: Added 20 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2210 sq ft

Year built: 2011

ListOfficeName: FUTURE HOME REALTY INC

ListAOR: mfrmls

Location Details

Township: 21

Road Surface Type: Asphalt

Elementary School: Lawton Elementary **Middle Or Junior School:** Jackson Heights Middle

High School: Oviedo High

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Solid Surface Counters, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Hardwood, Tile

Patio And Porch Features: Enclosed, Screened

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Electricity Available, Public, Solar, Sprinkler Meter

Water Source: Public

Cooling: Central Air

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Irrigation System, Outdoor Grill, Outdoor Kitchen, Sliding Doors

Security Features: Gated Community

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: THE PRESERVE AT LAKE CHARM **Parcel Number:** 03-21-31-509-0000-0550

Levels: One

Direction Faces: North

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 575.3

Association Fee Frequency: Semi-Annually

Association Amenities: Playground

Community Features: Gated Community - No Guard

Fees&Taxes



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Tax Year: 2023

Tax Annual Amount: \$3,475

Tax Legal Description: LOT 55 THE PRESERVE AT LAKE
CHARM PB 73 PGS 16 - 21

Tax Lot: 55

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x26	First	26	14
Bedroom 2	12x11	First	11	12
Bedroom 3	12x11	First	11	12
Bathroom 1	12x10	First	10	12
Bathroom 2	10x8	First	8	10
Dining Room	12x11	First	11	12
Living Room	17x15	First	15	17
Kitchen	17x12	First	12	17
Laundry	10x8	First	8	10
Balcony/Porch/Lanai	24x44	First	44	24

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Irrigation System, Outdoor Grill, Outdoor Kitchen, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Solid Surface Counters, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Gated Community - No Guard

Utilities: Electricity Available, Public, Solar, Sprinkler Meter

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple **Disclosures:** Seller Property Disclosure

Occupant Type: Vacant **Showing Requirements:** Appointment Only, Gate Code Required, Lock Box Coded, See Remarks, ShowingTime



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