

# 909 PECAN AVENUE SANFORD FL 32771

<https://candiscarmichael.com>



Under Construction. Nearing completion, this thoughtfully designed new home blends modern style with quality finishes in the heart of historic Sanford. Tile flooring flows throughout the bright, open interior, while the clean exterior design with contrasting trim creates striking curb appeal and a refined contemporary look. Seller is offering \$10,000 toward the buyer's closing costs, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1447 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6385941



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1447 sq ft

**Year built:** 2026

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 3900 sq ft

**SubdivisionName:** SANFORD TOWN OF

**GarageSpaces:** 1

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## Location Details

**Township:** 19

**Road Surface Type:** Asphalt

**Elementary School:** Hamilton Elementary **Middle Or Junior School:** Markham Woods Middle

**High School:** Seminole High

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## Property Features

**Interior Features:** Other **Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Flooring:** Tile

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Other

**Roof:** Shingle

**Utilities:** Electricity Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Unfurnished

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## Property Details



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**Subdivision Name:** SANFORD TOWN OF  
**Levels:** One  
**New Construction YN:** Yes  
**Builder Model:** New Home  
**Construction Materials:** Concrete  
**Property Condition:** Under Construction

**Parcel Number:** 25-19-30-5AG-1113-0080  
**Direction Faces:** West  
**Builder Name:** Ameristar Group Inc  
**Foundation Details:** Slab  
**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$266

**Tax Legal Description:** S 40 FT OF W 97 3/4 FT OF NW 1/4 BLK  
11 TR 13 TOWN OF SANFORD PB 1 PG 112

**Tax Lot:** 11

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15x13	First	13	15
Kitchen	12x10	First	10	12
Primary Bedroom	12x13	First	13	12
Primary Bathroom	6x11	First	11	6
Bedroom 2	11x10	First	10	11
Bedroom 3	11x10	First	10	11
Bathroom 2	10x5	First	5	10
Laundry	8x7	First	7	8

## Amenities & Features

**Waterfront available:** No **GarageYN:** Yes

**AttachedGarageYN:** Yes **FireplaceYN:** No

**PoolPrivateYN:** No **Cooling:** Central Air

**ExteriorFeatures:** Other **Utilities:** Electricity Connected

**Features:** Other **Amenities:** Dishwasher, Microwave, Range, Refrigerator

## Building Details



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**NewConstructionYN:** Yes  
**Exterior material:** Concrete

**Heating:** Central, Electric  
**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only



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