

Cross Property 360 Property View

2672 TUSCARORA TRAIL, MAITLAND, Florida 32751

Listing

06222821 2672 TUSCARORA TRL, MAITLAND, FL 32751



County: Seminole
Subdiv: FOREST BROOK
Subdiv/Condo:
Beds: 4
Baths: 2/0
Pool: Private
Property Style: Single Family Residence
Lot Features: Street Paved
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: Yes **Attach:** Yes **Spcls:** 2
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$303.55
New Construction: No
Total Annual Assoc Fees: \$75.00
Average Monthly Fees: \$6.25
Flood Zone Code:x

Status: Active
On Market Date: 07/12/2024
List Price: \$625,000
Year Built: 1968
Special Sale: None
ADOM: 1
CDOM: 1
Pets: Yes
Max Times per Yr:
Carpport: No **Spcls:**
Heated Area:2,059 SqFt / 191 SqM
Total Area: 2,959 SqFt / 275 SqM

Located just minutes from the fine dining of Park Avenue, but without the Park Avenue price tag, you'll find this UPDATED and charming POOL home. EXTENDED CONCRETE PAD - BRING YOUR RV's AND BOATS!! You'll be wowed the moment you step in and see how great the great room is. Spacious and open with NEUTRAL COLORS, this home is MOVE-IN READY. To the left is a LARGE FLEX SPACE perfect for an office, game room, crafting corner or all 3! The kitchen will be the heart of your home, featuring GRANITE countertops, STAINLESS STEEL appliances, and BAR TOP SEATING at the kitchen peninsula. At the rear left of the home is the OWNERS SUITE, a true Zen retreat with direct access to the patio. PREMIUM VINYL FLOORING flow from room to room, and you'll love how GENEROUS the SIZE OF THE OWNERS BATHROOM AND CLOSET are. The suite is equipped with DOUBLE VANITIES and a gorgeous tiled walk-in shower with a RAIN SHOWER HEAD. The family room has a custom-built ELECTRIC FIREPLACE and cabinets, along with double sliding glass doors that open onto your SCREENED COVERED LANAI. This home features a SPLIT FLOOR PLAN, with the three guest bedrooms and guest/pool bath on the right-hand side. The MURPHY BED and shelving unit will stay, making this a great multi-use room for guests or an office. Bring out the grill and toys because the BACKYARD OASIS has something for everyone. With a large screened-in pool and a PERGOLA area perfect for a fire table, you'll be spending time outdoors with family and friends all year round. The yard is FULLY FENCED with plenty of space on the left-hand side, making it ideal for your fur babies!

Land, Site, and Tax Information

Legal Desc: LOT 3 FOREST BROOK PB 15 PG 2
SE/TP/RG: 28-21-30
Subdivision #:
Between US 1 & River:
Tax ID: [28-21-30-503-0000-0030](#)
Taxes: \$2,330
Homestead: Yes
Alt Key/Folio #: 28213050300000030

Zoning: R-1A
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
AG Exemption YN:
Block/Parcel: 00/00
Front Exposure: North
Lot #: 3
Other Exemptions:

Ownership: Fee Simple
Flood Zone: x
Floors in Unit/Home: One
Book/Page: 15-2
Total # of Floors: 1
Land Lease Y/N: No
Lot Dimensions: 85x122

Land Lease Fee:

CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.24
Lot Size: 10,370 SqFt / 963 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Electric
Utilities: Electricity Connected, Public, Sewer Connected
Sewer: Public Sewer
Water: Public
Fireplace: Yes-Electric, Family Room
Heated Area Source: Public Records

Appliances Incl: Dishwasher, Electric Water Heater, Refrigerator
Flooring Covering: Carpet, Ceramic Tile, Luxury Vinyl
Interior Feat: Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	15x14		Walk-in Closet	
Bedroom 2	First	13x11		Built-in Closet	
Bedroom 3	First	13x11		Built-in Closet	
Bedroom 4	First	12x11		Built-in Closet	
Kitchen	First	13x10			
Living Room	First	22x13			

Exterior Information

Ext Construction: Block
Roof: Shingle
Property Description:
Ext Features: Sliding Doors
Pool: Private
Pool Features: Gunite/Concrete
Patio And Porch Features: Patio, Screened
Foundation: Slab
Garage/Parking Features:

Garage Dim: 26x21
Architectural Style:

Pool Dimensions:

Spa:

Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road

Green Features

Disaster Mitigation:
Solar Panel Ownership:

Green Water Features:

Community Information

Fee Includes: Common Area Taxes
HOA / Comm Assn: Yes
HOA Pmt Sched: Annually
Assn/Manager Name: Brett Epps
Assn/Manager Phone: 407-920-3357
Master Assn/Name: No
Condo Fee:
Max Pet Wt:
Elementary School: [English Estates Elementary](#)

HOA Fee: \$75.00 / Optional
Mo Maint\$(add HOA):
Assn/Manager Email: eppsbrettw@gmail.com
Assn/Manager URL:
Master Assn Fee:
Other Fee:
Pet Restrictions: Contact the city of Maitland for pet restrictions
Middle School: [South Seminole Middle](#)
High School: [Lake Howell High](#)
Master Assn Ph:
Housing for Older Per: No
Years of Ownership Prior to Leasing Required: No

Association Approval Required: No
Lease Restrictions: No
Additional Lease Restrictions: Contact the City of Maitland for lease restrictions

Realtor Information

List Agent: [Daniel Teston](#)
List Agent E-mail: dan@testonteam.com
List Agent 2: [Tanin Teston](#)
List Agent 2 Email: Tanin@TestonTeam.com

List Agent ID: 261201653
List Agent Fax:
List Agent 2 ID: 261215165
List Agent Direct: 407-509-0211
List Agent Cell: 407-509-0211
List Agent 2 Phone: 407-929-1544

List Office: [EXP REALTY LLC](#)
Original Price: \$625,000
On Market Date: 07/12/2024

Call Center #:
List Office ID: 261015010
List Office Phone: 888-883-8509
LP/SqFt: \$303.55
Expiration Date: 01/09/2025

Previous Price:
Representation:
Occupant Type: Owner
Possession: Close of Escrow
Owner: PAUL R. GUIMARIN JR AND LISSETTE GUIMARIN
Financing Avail: Cash, Conventional, VA Loan
Dual Variable Compensation: No
Single Agent: 2.5%

Price Change:
Listing Service Type: Full Service

Confidential Info:
Showing Instructions: Use ShowingTime Button
Showing Considerations: Lockbox

Owner Phone:
Listing Type: Exclusive Right To Sell

Driving Directions: From Aloma and 436, head North on Semoran Blvd, Left on Howell Branch Road, Right on Lake Howell Road, Left on Tuscarora Trail, home is on the left hand side.
Realtor Remarks: Room sizes are approximate, buyers to measure for accuracy. Roof 2013. Make sure to provide sellers disclosures to buyers and submit with offers. All offers to be submitted to agents 1 and 2 and must be a pdf attachment. Offers sent as a link will not be accepted.

Seller's Preferred Closing Agent

Closing Agent Name: LeAnna Anderson
Email: LAnderson@firstam.com
Address: 12301 Lake Underhill Rod #221 Orlando, Florida 32828
Closing Company Name: First American Title

Phone: 407-803-5350
Fax:

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