



**County:** Seminole  
**Property Style:** Single Family Residence  
**Subdiv:** CRYSTAL CREEK UNIT 1  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 2/0  
**Pool:** None  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 800.00  
**Average Monthly Fees:** 66.67

**Status:** Active  
**List Price:** \$400,000  
**LP/SqFt:** \$264.38  
**Year Built:** 1995  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:** 1,513 SqFt / 141 SqM  
**Total Area:** 1,953 SqFt / 181 SqM  
**Total Acreage:** 0 to less than 1/4  
**Lot Features:** In City Limits, Street Paved  
**Flood Zone Code:** X\*

3 bedroom + office/playroom/flex space home with an outdoor patio, fenced yard, and no rear neighbors. Just 1.9 miles to the J. Douglas Williams YMCA Family Center and pool. This home features an OPEN FLOOR PLAN with a true split-bedroom layout—closets and bathrooms act as buffers so there are NO SHARED BEDROOM WALLS. The KITCHEN IS OPEN TO THE FAMILY ROOM and includes an eat-in dinette, DOUBLE DOOR PANTRY, and INDOOR LAUNDRY. A SPACIOUS 2-car GARAGE adds great storage and convenience. The updated kitchen offers QUARTZ countertops, STAINLESS STEEL appliances, and a clean, TIMELESS DESIGN. The primary suite is a private retreat with a LARGE WALK IN CLOSET and UPDATED BATH featuring a DUAL SINK vanity with extra storage and a SEAMLESS GLASS shower. A LARGE FLEX ROOM works perfectly as a playroom, home office, or both. Out back, the PAVED PATIO overlooks a CONSERVATION area, giving you privacy with NO REAR NEIGHBORS. Right down the block are the community playground, basketball court, and tennis courts. Zoned for SEMINOLE COUNTY SCHOOLS - Highland Elementary School, Greenwood Middle School, and Lake Mary High School. Centrally located near 17-92 with easy access to 417. OUTDOOR LOVERS WILL ENJOY being close to the Cross Seminole Trailhead at Big Tree Park, Greenwood Lakes Park with its outdoor hockey rink, and the shops and restaurants along Lake Mary Blvd.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 148 CRYSTAL CREEK UNIT 1 PB 41 PGS 49 TO 52  
**SE/TP/RG:** 21-20-30  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [21-20-30-515-0000-1480](#)  
**Taxes:** \$2,625  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**  
**Alt Key/Folio #:** 21203051500001480  
**Ownership:** Fee Simple

**Zoning:** PUD  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2024  
**Annual CDD Fee:**  
**Development:**  
**Complex/Comm Name:**  
**Flood Zone Date:** 09/28/2007  
**Floor #:**  
**Census Block:** 2

**Block/Parcel:** 0  
**Book/Page:** 41-49  
**Front Exposure:** West  
**Lot #:** 148  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Planned Unit Dev:**  
**Census Tract:** 020803  
**Lot Size:** 4,767 SqFt / 443 SqM

**Bldg Name/#:**  
**Total # of Floors:** 1  
**Land Lease Y/N:** No **Land Lease Fee:**  
**Lot Dimensions:**

**Lot Size Acres:** 0.11

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central, Electric  
**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Underground Utilities  
**Sewer:** Public Sewer  
**Water:** Public  
**Fireplace:** No  
**Heated Area Source:** Public Records  
**Total Area Source:** Public Records

**Appliances Incl:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator  
**Flooring Covering:** Ceramic Tile  
**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, Primary Bedroom Main Floor, Solid Surface Counters, Vaulted Ceiling(s), Window Treatments  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	16x13		Walk-in Closet	
Bedroom 2	First	11x12		Storage Closet	
Bedroom 3	First	11x10		Storage Closet	
Kitchen	First	10x10			
Dinette	First	10x9			
Living Room	First	15x23			
Family Room	First	17x11			

**Exterior Information**

**Other Structures:** Shed(s), Storage  
**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Private Yard  
**Pool:** None  
**View:** Trees/Woods  
**Horse Amenities:**  
**Road Surface Type:** Paved  
**Road Responsibility:** Public Maintained Road

**Assigned Spcs:**  
**Garage Dim:** , **Attached Garage Y/N:** Yes  
**Property Attached:**  
**Architectural Style:**

**Pool Dimensions:**  
**Vegetation:**

**Fencing:** Vinyl

**Green Features**

**Green Energy Generation:**

**Green Energy Generation Y/N:** No

**Community Information**

**Community Features:** Community Mailbox, Park, Playground, Tennis Court(s)

**HOA / Comm Assn:** Yes      **HOA Fee:** \$400.00 / Required

**Monthly HOA Amount:** \$67

**Max Pet Wt:**

**Elementary School:** Highlands Elementary

**Association Approval Required:** No

**Lease Restrictions:** Yes

**Additional Lease Restrictions:** Contact HOA and city of Longwood for lease restrictions.

**Association/Manager Name:** Sentry Management

**Association Email:**

**Master Assn/Name:**No

**HOA Pmt Sched:** Semi-Annually

**Other Fee:**

**Pet Restrictions:** Contact HOA and City of Longwood for pet restrictions

**Middle School:** Greenwood Lakes    **High School:** Lake Mary High Middle

**Years of Ownership Prior to Leasing Required:** No

**Association/Manager Contact Phone:**407-788-6700

**Association URL:**

**Master Assn Fee:**

**Mo Maint\$(add HOA):**

**Housing for Older Per:** No

**Master Assn Ph:**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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