

\$324,900 - 122 Spreading Oak Court, Sanford

MLS® #1040539

\$324,900

3 Bedroom, 3.00 Bathroom, 1,854 sqft

Residential on 0.09 Acres

None, Sanford, FL

Tucked away on a quiet cul-de-sac in the heart of Sanford, this spacious 3-bedroom, 2.5-bath townhome with a 1-car garage in Hidden Lakes offers the perfect blend of comfort, convenience, and modern updates. With *very low HOA fees* and fantastic community amenities, this home is a must-see! Step inside to porcelain tile flooring, built-in bar area, high wood beam ceiling and a cozy fireplace. The kitchen is bright and inviting, featuring a window that brings in natural light and newer appliances, including an oven/hood, refrigerator, and dishwasher—all replaced within the last four years. The open dining area flows seamlessly into the screened-in lanai, which features a charming garden space with room for a spa—perfect for relaxing evenings. Brand-new waterproof laminate flooring enhances the stairs and upstairs, offering a lifetime residential warranty, dent resistance, and long-lasting durability. The primary bedroom boasts a large walk-in closet and private balcony overlooking the backyard, while each upstairs bedroom offers scenic nature views. Office space with built-in bookcases make a perfect office or additional bedroom. Recent updates include a newer roof (2022), electrical panel (2015), water heater (2017), interior paint (2024), and HVAC (2013). Hidden Lake Villas amenities include a pool, tennis courts, pickleball courts, basketball court, playground, outdoor picnic area, outdoor workout area and a catch-and-release fishing pond. Ideally located



near Orlando-Sanford Airport, SunRail, major highways, shopping, dining, and zoned for top-rated Seminole County schools. This home qualifies for 100% financing with no mortgage insurance (certain restrictions apply). Don't miss out on this incredible opportunity!

Built in 1983

Essential Information

MLS® #	1040539
Price	\$324,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,854
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	122 Spreading Oak Court
Area	905 - Seminole
Subdivision	None
City	Sanford
County	Seminole
State	FL
Zip Code	32771

Amenities

Amenities	Basketball Court, Fitness Center, Pickleball, Playground, Pool, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Sewer Available
Parking	Additional Parking, Garage, On Street
# of Garages	1
View	Other

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Oven, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior	Block, Stucco, Wood Siding
Lot Description	Cul-De-Sac, Other
Roof	Shingle
Construction	Block, Stucco, Wood Siding

Additional Information

HOA Fees	410
HOA Fees Freq.	Annually

Listing Details

Listing Office	Blue Marlin Real Estate
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