

# \$450,000 - 1447 Broad Wing Lane, WINTER PARK

MLS® #O6336213

**\$450,000**

3 Bedroom, 3.00 Bathroom, 2,308 sqft

Residential on 0.07 Acres

ENCLAVE AT HAWKS CREST, WINTER PARK, FL

**\*\*Take advantage of a seller paid promotion towards closing costs or rate buy down.\*\*** This 3-bedroom, 2.5-bath townhome combines style, functionality, and low-maintenance living and is ready for you to move right in.

It features a paver driveway and walkway framed by lush landscaping. As you step inside the home, you will find a versatile flex space, which is perfect as a home office, or additional living room.

The main level boasts soaring 9+ foot ceilings. The open-concept layout seamlessly connects the living room, dining area, and chef-inspired kitchen, which is ideal for entertaining or everyday living. The kitchen features sleek quartz countertops, shaker-style cabinetry, and a spacious island with bar seating. Sliding glass doors open to your fully screened-in patio, a serene spot to enjoy your morning coffee or evening wine.

Upstairs, a generous loft offers additional living space for a second family room, play area, or workspace. The expansive 23' x 14' primary suite feels like a true retreat with tray ceilings, a spa-like en-suite bath with dual quartz vanities, a walk-in shower, a private water closet, and a large walk-in closet. Two additional bedrooms, each with ceiling fans and walk-in closets, share a beautifully appointed full bathroom. The conveniently



located upstairs laundry room includes a washer and dryer.

Hawks Crest is a gated community offering resort-style amenities: a sparkling pool, playground, parks, picnic areas, and more. Low HOA fees cover cable, internet, landscaping, pool, gated entrance, playground, common areas, and exterior building and roof insurance.

Ideally situated just a short walk from the new Park Maitland Preschool and minutes from Trinity Prep (one of Central Florida's premier private schools) you'll also enjoy quick access to local favorites like Foxtail Coffee, Kelly's Homemade Ice Cream, and The Ravenous Pig. Downtown Winter Park is only 10 minutes away, with easy access to major highways for commuting.

Don't miss this opportunity to own a thoughtfully designed, move-in-ready home in one of Winter Park's most desirable communities...schedule your private showing today!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | O6336213    |
| Price          | \$450,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,308       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Townhouse   |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1447 Broad Wing Lane   |
| Area        | Winter Park/Aloma      |
| Subdivision | ENCLAVE AT HAWKS CREST |
| City        | WINTER PARK            |
| County      | Seminole               |
| State       | FL                     |
| Zip Code    | 32792-6099             |

### Amenities

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                          |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer |
| Heating           | Central, Electric                                                                          |
| Cooling           | Central Air                                                                                |
| # of Stories      | 2                                                                                          |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Sidewalk, Sliding Doors |
| Roof              | Shingle                 |
| Foundation        | Slab                    |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Eastbrook Elementary |
| Middle     | Tuskawilla Middle    |
| High       | Lake Howell High     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 79                |
| Zoning         | PD                |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | FOWLKES REALTY CO |
|----------------|-------------------|

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