

\$449,000 - 1323 Merrydale Way, WINTER PARK

MLS® #O6258940

\$449,000

3 Bedroom, 3.00 Bathroom, 1,964 sqft

Residential on 0.06 Acres

ENCLAVE AT HAWKS CREST, WINTER PARK, FL

Welcome to 1323 Merrydale Way, Winter Park! Located in the esteemed Hawks Crest gated community, this beautifully maintained 3-bedroom, 2.5-bathroom townhouse offers the perfect blend of modern design and everyday comfort. As you step inside, youâ€™ll find an open-concept floor plan thatâ€™s ideal for entertaining and relaxation.

The spacious master suite is a highlight, featuring an oversized walk-in closet and plenty of natural light. The additional bedrooms provide flexibility, making them perfect for guests, a home office, or growing families. Outside, the meticulously landscaped grounds add to the propertyâ€™s charm and curb appeal.

Residents of Hawks Crest enjoy a range of amenities, including a resort-style pool, playground, parks, and picnic areas, all with low monthly HOA fees that include cable and internet.

This home is just minutes away from local favorites like Foxtail Coffee Co. for your morning brew and Kellyâ€™s Homemade Ice Cream for a sweet treat. Take a stroll down Park Avenue, located approximately 4 miles awayâ€”a short drive to enjoy boutique shopping and dining. Nearby Central Park offers outdoor activities and green spaces for relaxation. With excellent schools, vibrant local businesses, and endless amenities, this home



offers both convenience and community.

Built in 2021

Essential Information

MLS® #	O6258940
Price	\$449,000
Sold Price	\$449,000
Sold Date	April 1st, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,964
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	1323 Merrydale Way
Area	Winter Park/Aloma
Subdivision	ENCLAVE AT HAWKS CREST
City	WINTER PARK
County	Seminole
State	FL
Zip Code	32792-6149

Amenities

Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air

# of Stories	2
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Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
Lot Description	Conservation Area, In County, Near Public Transit, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Eastbrook Elementary
Middle	Tuskawilla Middle
High	Lake Howell High

Additional Information

Date Listed	November 22nd, 2024
Days on Market	223
Zoning	PD

Listing Details

Listing Office	EXP REALTY LLC
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