

# 1106 WILLOW BRANCH DRIVE ORLANDO FL 32828

<https://candiscarmichael.com>



\$600,000

Welcome to a refined four bedroom, two bath, single story residence with 2,167 square feet in the guard gated Avalon Lakes community. A graceful arched entry and manicured landscaping set the tone, and inside you are welcomed by soaring vaulted ceilings and sun filled front living and formal dining rooms framed by arched transom windows. [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2167 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC.

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6380936



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:**

<https://www.zillow.com/view-imx/8fdc8eaa-1683-4c6c-8031-0af14f99427e?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8458 sq ft

**SubdivisionName:** AVALON LAKES

**GarageSpaces:** 2

**Date added:** Added 10 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2167 sq ft

**Year built:** 2005

**ListOfficeName:** REAL BROKER, LLC.

**ListAOR:** mfrmls

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## Location Details

**Township:** 22

**Elementary School:** Timber Lakes Elementary

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Timber Springs Middle

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Deck, Rear Porch, Screened

**Pool Features:** Deck, Heated, In Ground, Screen Enclosure

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk

**Window Features:** Blinds

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Landscaped, Level, Sidewalk

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Utilities:** Public

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** AVALON LAKES

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, Other, VA Loan

**Parcel Number:** 31-22-32-0529-00-440

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 110

**Association Fee Includes:** Pool, Maintenance Grounds

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** AVALON LAKES PHASE 2, VILLAGE G  
58/48 LOT 44

**Tax Annual Amount:** \$2,831

**Tax Lot:** 44

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## Rooms



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Room type	Level
Kitchen	First
Dining Room	First
Family Room	First
Living Room	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	First
Bathroom 2	First
Laundry	First
Balcony/Porch/Lanai	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Hurricane Shutters, Lighting, Rain Gutters, Sidewalk

**Utilities:** Public

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**PoolFeatures:** Deck, Heated, In Ground, Screen Enclosure

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Call Listing Agent 2, See Remarks, ShowingTime



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