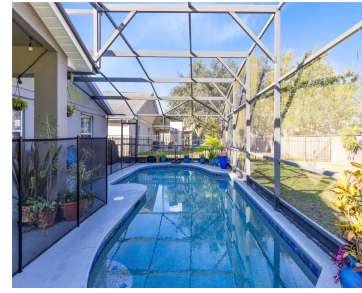


1106 WILLOW BRANCH DRIVE ORLANDO FL 32828

<https://candiscarmichael.com>



\$569,999

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



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Phone: 727-888-3292

Email: 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>

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 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2167 sq ft

Year built: 2005

ListOfficeName: REAL BROKER, LLC.

ListAOR: mfrmls

Location Details

Township: 22

Elementary School: Timber Lakes Elementary

Road Surface Type: Asphalt

Middle Or Junior School: Timber Springs Middle

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

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

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

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

Building Details

NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Block, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Home Warranty YN: Yes

Occupant Type: Owner

Other Equipment: Irrigation Equipment

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



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