

# 12769 LEXINGTON SUMMIT STREET ORLANDO FL 32828

<https://candiscarmichael.com>



Welcome to Waterford Villas, where comfort meets convenience in an unbeatable location. Just a short walk to Waterford Lakes Town Center, you'll have endless options for shopping, dining, and entertainment right at your fingertips. With easy access to SR-408 just minutes away, commuting throughout Central Florida is effortless. Inside, the home features a bright and [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1347 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6402088

## Description



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1701 sq ft

**SubdivisionName:** WATERFORD VILLAS 51 103

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1347 sq ft

**Year built:** 2004

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 22

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s), Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sliding Doors

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Convection Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Laundry Closet, Upper Level, Washer Hookup

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** WATERFORD VILLAS 51 103

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 22-22-31-9112-00-720

**Direction Faces:** Northeast

**Construction Materials:** Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Playground, Pool, Street Lights

**Association Fee:** 775

**Association Fee Includes:** Pool, Maintenance Grounds, Recreational Facilities, Trash

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** WATERFORD VILLAS 51/103 LOT 72

**Tax Annual Amount:** \$4,592

**Tax Lot:** 72

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## Rooms



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| Room type        | Dimensions | Level  | Length | Width |
|------------------|------------|--------|--------|-------|
| Living Room      | 15.5x9.5   | First  | 9.5    | 15.5  |
| Kitchen          | 14x9       | First  | 9      | 14    |
| Primary Bedroom  | 15.5x13    | Second | 13     | 15.5  |
| Bedroom 2        | 10x12      | Second | 12     | 10    |
| Bedroom 3        | 11x20      | Second | 20     | 11    |
| Primary Bathroom | 5x12       | Second | 12     | 5     |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Gated Community - No Guard, Playground, Pool, Street Lights

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Convection Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Features:** Ceiling Fans(s), Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s)

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**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Call Listing Agent, ShowingTime



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