

12908 GABOR AVENUE ORLANDO FL 32827

<https://candiscarmichael.com>



Better than New! Welcome to this stunning corner executive townhome ideally located in the highly sought-after Laureate Park community in Lake Nona. Built in 2022, this light-filled residence features 3 bedrooms and 3.5 bathrooms, offering excellent volume and an open, modern layout designed for both everyday living and entertaining. As a corner unit, the home [...]

- 3 beds
- 4 baths
- Residential
- Townhouse
- Active
- 2167 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6373232



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour:

<https://media.devoredesign.com/videos/019c019d-70ab-7311-a023-b30e9e969d6e?v=3>

Basics

Bathrooms Full: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2167 sq ft

Year built: 2022

ListOfficeName: REAL BROKER, LLC **GarageSpaces:** 2

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 1445 sq ft

SubdivisionName: LAUREATE PARK NBRHD CENTER PH 3

Location Details

Township: 24

Elementary School: Laureate Park Elementary **Middle Or Junior School:** Lake Nona Middle School

High School: Lake Nona High

Road Surface Type: Asphalt, Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

Flooring: Carpet, Laminate, Tile

Patio And Porch Features: Covered, Rear Porch

Parking Features: Garage Door Opener, Garage Faces Rear

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Contemporary

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Corner Lot, City Limits, Landscaped, Sidewalk, Paved

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Laundry Room, Upper Level

Pool Features: In Ground

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Lighting, Sidewalk

Window Features: Blinds, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Electricity Connected, Fire Hydrant, Underground Utilities

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Accessibility Features: Accessible Bedroom, Accessible Full Bath

Property Details

Subdivision Name: LAUREATE PARK NBRHD CENTER PH 3

Levels: Three Or More

Builder Name: Ashton Woods

Number Of Lots: 1

Construction Materials: Block, Stucco

Parcel Number: 25-24-30-4978-00-350

Direction Faces: East

Builder Model: Kilmer

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities: Fitness Center, Playground, Pool, Tennis Court(s)

Association Fee: 1164.57

Association Fee Includes: Pool, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities

Community Features: Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 693

Tax Lot: 35

Tax Annual Amount: \$6,847

Tax Legal Description: LAUREATE PARK NEIGHBORHOOD CENTER PHASE3 103/15 LOT 35

Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	14x10	First	10	14
Kitchen	17x13	Second	13	17
Great Room	18x15	Second	15	18
Primary Bedroom	17x16	Third	16	17
Bedroom 3	15x11	Third	11	15
Balcony/Porch/Lanai	8x7	Second	7	8



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, Lighting, Sidewalk

Utilities: BB/HS Internet Available, Electricity Connected, Fire Hydrant, Underground Utilities

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Low-Emissivity Windows

PoolFeatures: In Ground

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer

Building Details

ArchitecturalStyle: Contemporary

NewConstructionYN: No

Heating: Central, Electric

Exterior material: Block, Stucco

Roof: Shingle

Parking: Garage Door Opener, Garage Faces Rear

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Combination Lock Box, ShowingTime



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