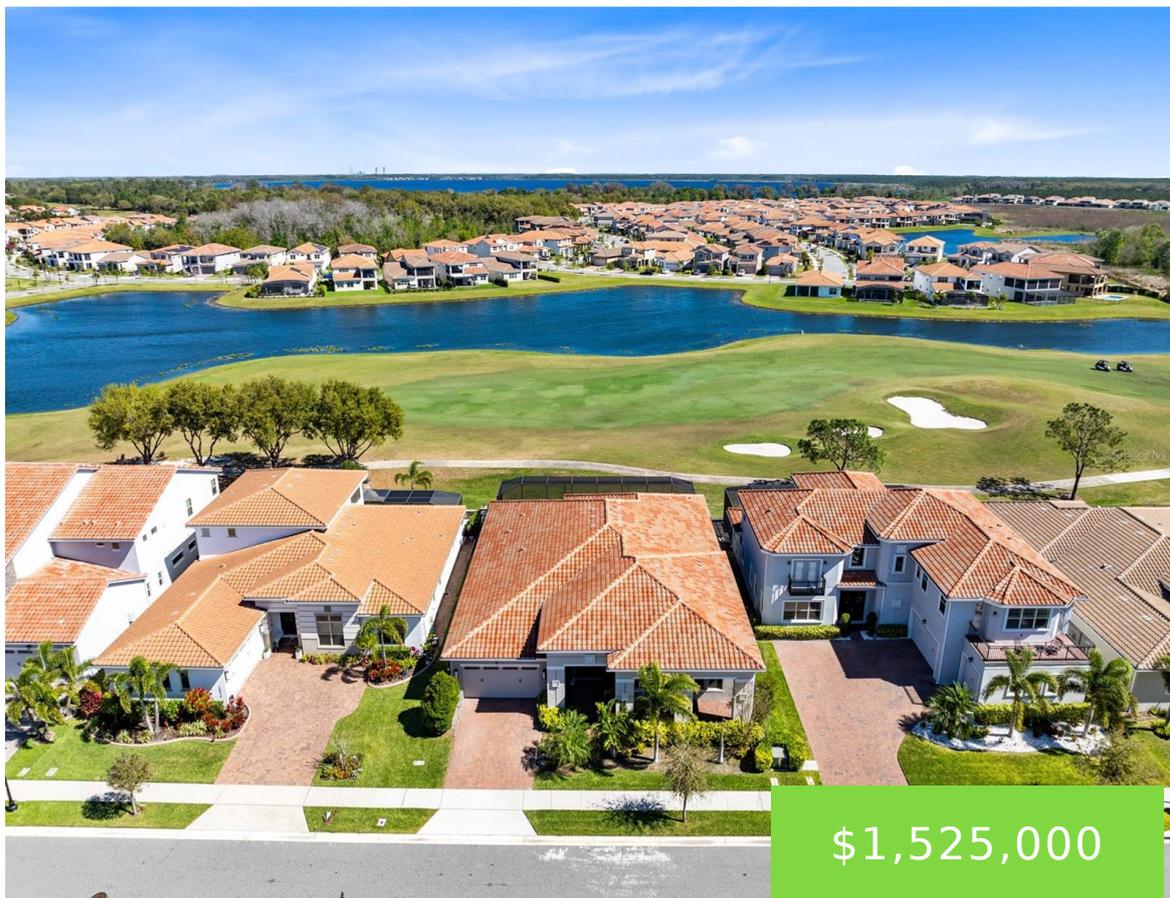


# 13319 ALDERLEY DRIVE ORLANDO FL 32832

<https://candiscarmichael.com>



Step into the epitome of luxurious living with this exquisite residence, perfectly nestled in a prestigious 24-hour guard-gated Eagle Creek Village community in Lake Nona. Every detail in this home has been meticulously designed to offer both luxury and functionality, making it a true sanctuary for discerning homeowners. As you enter, the grand foyer welcomes [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3571 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6371322



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



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## Description

**Virtual Tour:**

[https://www.zillow.com/view-imx/a80a44f0-6630-4f0d-a41c-f271dae6012f?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/a80a44f0-6630-4f0d-a41c-f271dae6012f?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8750 sq ft

**View:** Golf Course, Water

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3571 sq ft

**Year built:** 2021

**SubdivisionName:** EAGLE CREEK

**GarageSpaces:** 3

---

## Location Details

**Township:** 24

**Elementary School:** Eagle Creek Elementary

**High School:** Lake Nona High

**Road Surface Type:** Paved

**Middle Or Junior School:** Lake Nona Middle School

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Dry Bar, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Pool Features:** In Ground, Lighting, Other

**Parking Features:** Driveway, Garage Door Opener, On Street, Tandem

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Fencing:** Fenced

**Security Features:** Gated Community, Smoke Detector(s)

**Utilities:** Public

**View:** Golf Course, Water

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Lot Features:** Landscaped, Near Golf Course, On Golf Course, Sidewalk, Paved, Private

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Spa Features:** Above Ground

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Tile

**Window Features:** Shutters

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** EAGLE CREEK

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 32-24-31-2304-02-880

**Direction Faces:** Southwest

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 2200

**Association Fee Includes:** Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities, Security

**Community Features:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Pool, Sidewalks

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$12,942

**Tax Legal Description:** EAGLE CREEK VILLAGE K PHASE 2A  
100/120 LOT 288

**Tax Lot:** 288

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## Rooms



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

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Above Ground

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation- Reclaimed Water, Park, Pool, Sidewalks

**ExteriorFeatures:** French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Public

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Shutters

**PoolFeatures:** In Ground, Lighting, Other

**Features:** Built-in Features, Ceiling Fans(s), Dry Bar, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, On-street, Tandem

**Heating:** Central, Natural Gas

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

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



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