

13373 MCMILLAN DRIVE ORLANDO FL 32827

<https://candiscarmichael.com>



\$1,175,000



Welcome to this beautifully upgraded Dream Finders Fontana model in the heart of Laureate Park, offering five bedrooms and three and a half baths with a layout designed for both everyday living and entertaining. From the coastal inspired elevation and expanded paver driveway to the inviting covered front porch, this home makes a strong first [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3098 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6379836



**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/4090928e-31e6-4274-a184-9cd0684546be?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Bathrooms Full:** 3**Date added:** Added 4 hours ago**Type:** Residential**Bathrooms:** 4 baths**Area, sq ft:** 3098 sq ft**Year built:** 2024**ListOfficeName:** REAL BROKER, LLC**ListAOR:** mfrmls**Bathrooms Half:** 1**Category:** Single Family Residence**Bedrooms:** 5 beds**Half baths:** 1 half bath**Lot size, sq ft:** 7933 sq ft**SubdivisionName:** LAUREATE PARK**GarageSpaces:** 2

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## Location Details

**Township:** 24**Elementary School:** Laureate Park Elementary**Middle Or Junior School:** Lake Nona Middle School**High School:** Lake Nona High

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## Property Features



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

**Flooring:** Luxury Vinyl

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

**Pool Features:** In Ground, Lighting, Other, Salt Water, Screen Enclosure

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Roof:** Shingle

**Utilities:** Public

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Fencing:** Fenced

**Window Features:** Blinds

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

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

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

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## Property Details

**Subdivision Name:** LAUREATE PARK

**Levels:** Two

**Builder Name:** Dream Finders

**Foundation Details:** Slab

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

**Parcel Number:** 31-24-31-4846-01-830

**Direction Faces:** Southwest

**Builder Model:** Fontana

**Construction Materials:** Block, Stucco, Vinyl Siding

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## Association Information



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**Association YN:** Yes

**Association Fee:** 518.74

**Association Fee  
Frequency:** Quarterly

**Community Features:** Association Recreation - Owned,  
Community Mailbox, Dog Park, Fitness Center, Golf Carts OK,  
Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant,  
Sidewalks

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,406

**Tax Other Annual Assessment  
Amount:** 2238

**Tax Legal Description:** LAUREATE PARK PARCEL  
N-3 PHASE 2 107/135LOT 183

**Tax Lot:** 183

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## Rooms



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

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Association Recreation - Owned, Community Mailbox, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks

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

**Utilities:** Public

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground, Lighting, Other, Salt Water, Screen Enclosure

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

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco, Vinyl Siding

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

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

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment

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



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