

13373 MCMILLAN DRIVE ORLANDO FL 32827

<https://candiscarmichael.com>



\$1,159,999



Seller offering \$10,000 credit toward buyer's closing costs or rate buy-down. 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 [...]

- 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



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour:

<https://www.zillow.com/view-imx/4090928e-31e6-4274-a184-9cd0684546be?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 3**Date added:** Added 2 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

Location Details

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

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

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

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

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

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco, Vinyl Siding

Parking: Driveway, Garage Door Opener, On-street

Heating: Central, Electric, Heat Pump

Roof: Shingle

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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