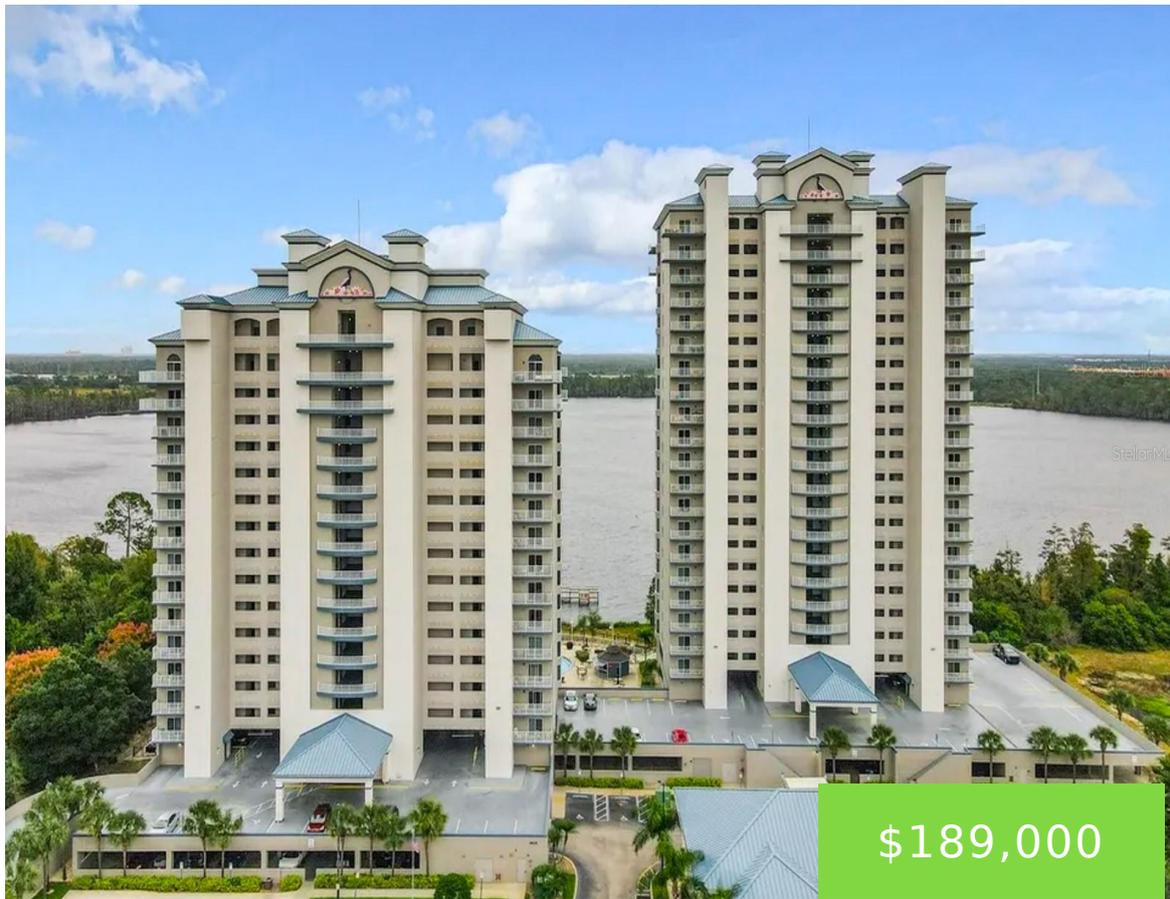


# 13415 BLUE HERON BEACH DRIVE ORLANDO FL 32821

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. INVESTOR OPPORTUNITIES!!! in a prime short-term rental condo-hotel near Disney! This spacious and well-designed 1-bedroom, 2 full-bath unit is located on the third floor, with the first two levels dedicated to parking, offering privacy, convenience, and easy access. Positioned at the end of the hallway, the unit [...]

- 1 bed
- 2 baths
- Residential
- Condo - Hotel
- Active
- 798 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5141828



## Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5141828>

---

## Basics

**Unit Number:** 309

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 798 sq ft

**UnitNumber:** 309

**SubdivisionName:** BLUE HERON BEACH RESIDENCE TOWER  
|

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condo - Hotel

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area, sq ft:** 798 sq ft

**Year built:** 2006

**View:** Pool, Water

**ListOfficeName:** EXP REALTY LLC

---

## Location Details

**Township:** 24

**Road Surface Type:** Asphalt

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Living Room/Dining Room Combo

**Flooring:** Carpet, Ceramic Tile

**Pool Features:** In Ground

**Waterfront Features:** Lake Front

**Pets Allowed:** Breed Restrictions, Number Limit

**Roof:** Built-Up, Other

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Microwave, Range, Washer

**Laundry Features:** Laundry Closet

**Waterfront YN:** Yes

**Parking Features:** Common, Covered, Ground Level, Basement

**Exterior Features:** Balcony, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Other, Water Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** BLUE HERON BEACH RESIDENCE TOWER I

**Levels:** One

**Builder Name:** BUILDING 1

**Construction Materials:** Block, Concrete, Stucco

**Parcel Number:** 27-24-28-0647-00-309

**Direction Faces:** Northeast

**Foundation Details:** Slab

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

---

## Association Information

**Association YN:** Yes

**Association Amenities:** Elevator(s), Fitness Center, Pool, Recreation Facilities

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Internet, Maintenance Grounds, Recreational Facilities, Trash, Water

**Community Features:** Gated Community - No Guard, Pool

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,735

**Tax Legal Description:** BLUE HERON BEACH RESORT TOWER 1  
CONDOMINIUM 8446/1530 UNIT 309

**Tax Lot:** 309

---

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12x13	First	13	12
Kitchen	12x8	First	8	12
Primary Bedroom	12x13	First	13	12

---

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Gated Community - No  
Guard, Pool

**PoolFeatures:** In Ground

**Features:** Living Room/Dining Room Combo

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable  
Available, Other, Water Available

**Amenities:** Dishwasher, Dryer, Microwave,  
Range, Washer

---

## Building Details



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Basement, Common, Covered, Ground Level

**Heating:** Central

**Roof:** Built-up, Other

---

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Call Listing Agent 2, Call Before Showing, Call Owner



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE