

13427 BLUE HERON BEACH DRIVE ORLANDO FL 32821

<https://candiscarmichael.com>



Welcome to your dream retreat in the sky—an exceptional 4th-floor “Million Dollar Water View” condo in the highly sought-after Blue Heron Beach Resort, offering breathtaking panoramic views of Lake Bryan, in pristine condition and also rarely used by the owner. This fully furnished 1-bedroom, 2 bathrooms residence delivers the feel of a penthouse with the [...]

- 1 bed
- 2 baths
- Residential
- Condominium
- Active
- 798 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6393754

## Description



### Call us now

Phone: 727-888-3292

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



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**Virtual Tour:**

<https://www.homes.com/property/13427-blue-heron-beach-dr-orlando-fl-unit-402/n5merwnh7lz5j/?dk=2vxg49efr0vm9>

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## Basics

**Unit Number:** 402**Bathrooms Full:** 2**Date added:** Added 2 hours ago**Category:** Condominium**Type:** Residential**Bedrooms:** 1 bed**Bathrooms:** 2 baths**Half baths:** 0 half baths**Floors:** 20 floors**Area, sq ft:** 798 sq ft**Lot size, sq ft:** 31274 sq ft**Year built:** 2007**UnitNumber:** 402**SubdivisionName:** BLUE HERON BCH RESIDENCE TWR 02 CONDO**ListOfficeName:** EXP REALTY LLC **ListAOR:** mfrmls

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## Location Details

**Township:** 24**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Accessibility Features, Other**Appliances:** Cooktop, Dishwasher, Microwave, Refrigerator**Flooring:** Ceramic Tile**Laundry Features:** Inside**Waterfront YN:** Yes**Waterfront Features:** Lake Front**Pets Allowed:** Cats OK, Dogs OK**Exterior Features:** Balcony**Roof:** Other**Utilities:** Electricity Available**Water Source:** Public**Sewer:** Public Sewer**Cooling:** Central Air**Heating:** Electric**Furnished:** Unfurnished**Accessibility Features:** Customized Wheelchair Accessible

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## Property Details

**Subdivision Name:** BLUE HERON BCH RESIDENCE  
TWR 02 CONDO

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional

**Parcel Number:** 27-24-28-0648-00-402

**Direction Faces:** East

**Construction Materials:** Block, Concrete

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Pool

**Association Fee:** 736

**Association Fee Includes:** Other

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$2,874

**Tax Legal Description:** BLUE HERON BEACH RESORT TOWER 2  
CONDOMINIUM 9461/3269 UNIT 402

**Tax Lot:** 402

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	12x13	First	13	12
Kitchen	10x11	First	11	10
Primary Bedroom	13x13	First	13	13
Dining Room	12x8	First	8	12

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Pool

**Utilities:** Electricity Available

**Amenities:** Cooktop, Dishwasher, Microwave, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony

**Features:** Accessibility Features, Other

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Heating:** Electric

**Roof:** Other

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Senti Lock Box

**Occupant Type:** Owner



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