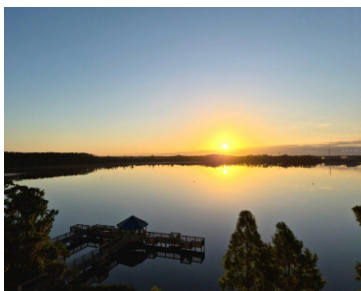


13427 BLUE HERON BEACH DRIVE ORLANDO FL 32821

https://candiscarmichael.com



Welcome to your dream retreat in the sky—an exceptional “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 ease [...]

- 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



Virtual Tour:

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

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

Location Details

Township: 24

Road Surface Type: Asphalt

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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THE STANDARD OF EXCELLENCE

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

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Clubhouse, Pool

Association Fee: 736

Association Fee Includes: Other

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

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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