

13619 GRANGER AVENUE ORLANDO FL 32827

<https://candiscarmichael.com>



Welcome home to this beautiful two-story retreat designed for comfort, connection, and everyday enjoyment. With five bedrooms, three-and-a-half baths, and over 3,200 square feet of living space, there's plenty of room for family, guests, and growing memories. Peaceful western water views and a rear-loading two-car garage create a relaxed Florida feel from the moment you [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3217 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6355290



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://youtu.be/npkjxCHIUiE>

Basics

Bathrooms Full: 3

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 6352 sq ft

View: Water

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 3217 sq ft

Year built: 2015

SubdivisionName: LAUREATE PARK

GarageSpaces: 2

Location Details

Township: 24

Elementary School: Laureate Park Elementary **Road Surface Type:** Paved

Middle Or Junior School: Lake Nona Middle School

High School: Lake Nona High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Primary Bedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Tile, Wood

Patio And Porch Features: Covered, Front Porch, Other, Patio, Porch

Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Contemporary, Craftsman

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Refrigerator, Washer

Laundry Features: Inside, Laundry Room, Upper Level

Parking Features: Alley Access, Covered, Garage Door Opener, Garage Faces Rear, Open

Garage Spaces: 2

Exterior Features: Balcony, French Doors, Sidewalk

Security Features: Secured Garage/Parking, Security System, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Public, Underground Utilities

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: City Limits, Sidewalk, Paved

Property Details

Subdivision Name: LAUREATE PARK

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 30-24-31-4860-01-810

Direction Faces: Southeast

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency:

Quarterly

Association Amenities: Basketball Court, Cable TV, Fitness Center, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

Association Fee: 536

Association Fee Includes: Pool, Internet, Recreational Facilities

Community Features: Deed Restrictions, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1358 **Tax Legal Description:** LAUREATE PARK PHASE 5A 83/77 LOT 181

Tax Lot: 181

Tax Annual Amount: \$12,085

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 5	12x16	Second		
Bedroom 2	12x15	First	15	12
Dining Room	10x12	First	12	10
Kitchen	16x12	First	12	16
Living Room	21x16	First	16	21
Family Room	20x15	First	15	20
Balcony/Porch/Lanai	20x16	First	16	20
Primary Bedroom	13x15	Second	15	13
Primary Bathroom	11x12	Second	12	11
Loft	17x16	Second		
Bedroom 3	13x12	Second	12	13
Bedroom 4	13x12	Second	12	13
Laundry	8x8	Second	8	8
Office	12x11	First	11	12



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Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Secured Garage/Parking, Security System, Smoke Detector(s)

ExteriorFeatures: Balcony, French Doors, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Public, Underground Utilities

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Refrigerator, Washer

Building Details

ArchitecturalStyle: Contemporary, Craftsman

NewConstructionYN: No

Heating: Central

Exterior material: Block, Stucco

Roof: Shingle

Parking: Alley Access, Covered, Garage Door Opener, Garage Faces Rear, Open

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, Call Before Showing, ShowingTime



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