

# 1415 OCEAN SHORE BOULEVARD ORMOND BEACH FL 32176

<https://candiscarmichael.com>



\$254,900

\$5000 in seller concessions to buyer towards closing costs or upgrades. Enjoy stunning, MILLION-DOLLAR OCEAN VIEWS without the million-dollar price in this LIGHT-FILLED 2-BEDROOM, 2-BATH CONDO. From every window, take in sweeping views of the Atlantic and sparkling pool, and begin each day with BREATHTAKING SUNRISES from your PRIVATE SOUTHEAST-FACING BALCONY, where the sound of [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1255 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6338870



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Basics

**Unit Number:** 704

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 12 floors

**Lot size, sq ft:** 84146 sq ft

**UnitNumber:** 704

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1255 sq ft

**Year built:** 1974

**SubdivisionName:** REGENCY PLAZA CONDO

**GarageSpaces:** 1

---

## Location Details

**Township:** 13S

**Road Surface Type:** Asphalt

**Elementary School:** Osceola Elem

**Middle Or Junior School:** Ormond Beach Middle

**High School:** Seabreeze High School

---

## Property Features

**Interior Features:** Ceiling Fans(s)

**Appliances:** Dishwasher, Range

**Flooring:** Ceramic Tile

**Laundry Features:** Inside

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

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 1

**Pets Allowed:** Yes

**Exterior Features:** Balcony, Sliding Doors

**Roof:** Shingle

**Utilities:** Electricity Available, Electricity Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Details

**Subdivision Name:** REGENCY PLAZA CONDO

**Levels:** One

**Direction Faces:** East

**Construction Materials:** Stucco

**Parcel Number:** 3234-20-00-G040

**Property Attached YN:** Yes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

---

## Association Information

**Association YN:** Yes

**Association Fee Includes:** Internet, Maintenance

**Association Fee Frequency:** Monthly

**Community Features:** Fitness Center, Pool

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,698

**Tax Legal Description:** UNIT 704 REGENCY PLAZA CONDO MB 33 PGS 60-66 INC PER OR 2096 PG 0112 PER OR 6230 PGS 4899-4900 PER OR 7381 PGS 4572-4573 PER OR 8002 PG 0601 PER OR 8002 PG 0605

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Fitness Center, Pool

**Utilities:** Electricity Available, Electricity Connected

**Amenities:** Dishwasher, Range

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sliding Doors

**Features:** Ceiling Fans(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

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

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Combination Lock Box

**Occupant Type:** Vacant



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE