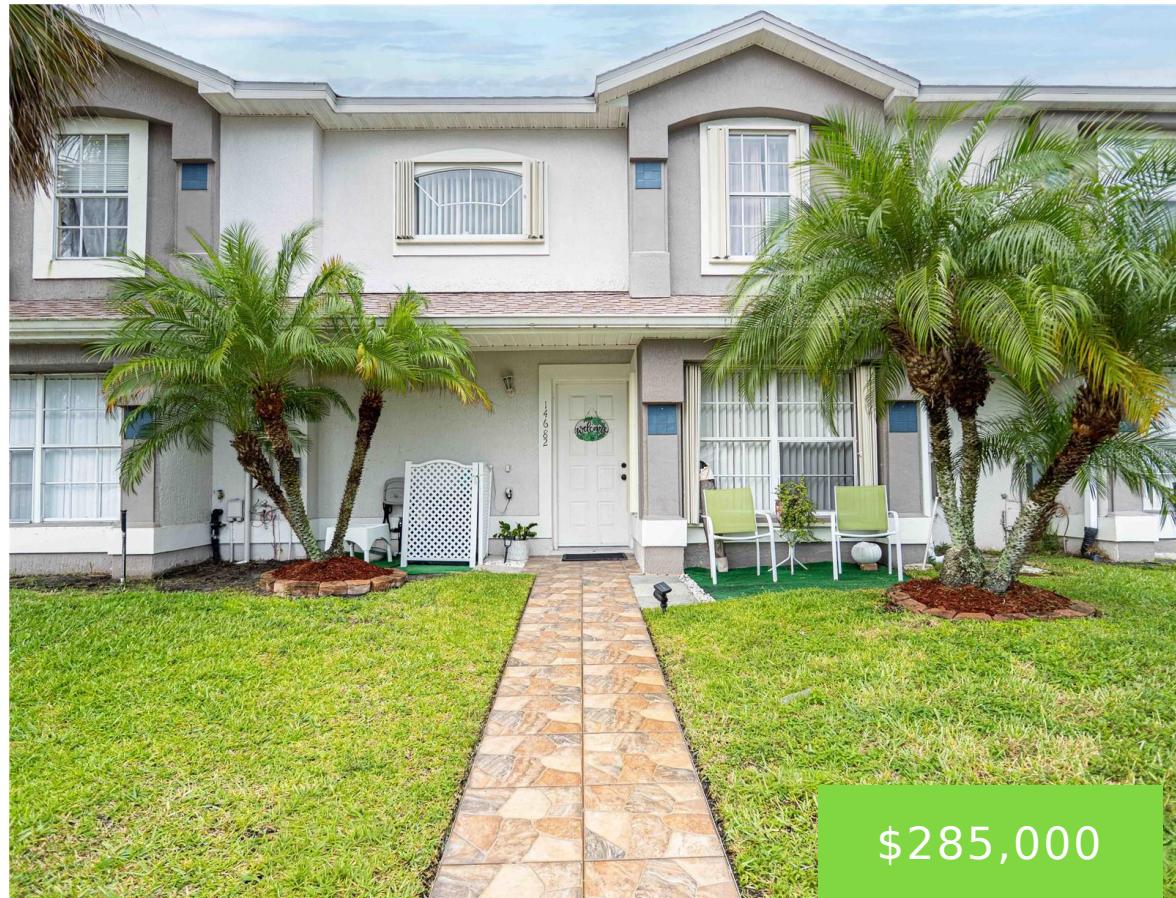


# 14682 LAGUNA BEACH CIRCLE ORLANDO FL 32824

<https://candiscarmichael.com>



Motivated seller! Charming 3-bedroom, 2-bath townhouse with functional two-story layout, rear patio overlooking pond, and community pool. Conveniently located near theme parks, dining, and shopping. Reduced to \$285,000—great opportunity for primary residence, vacation home, or investment property!

- 3 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1370 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6338203



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6338203>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Townhouse

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Area, sq ft:** 1370 sq ft

**Lot size, sq ft:** 2044 sq ft

**Year built:** 1995

**View:** Water

**SubdivisionName:** ISLAND COVE VILLAS PH 03

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 24

**Road Surface Type:** Paved

**Elementary School:** Oakshire Elem **Middle Or Junior School:** Meadow Wood Middle

**High School:** Cypress Creek High

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Vinyl

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Available, Public

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Paved

**Appliances:** Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Wine Refrigerator

**Laundry Features:** Laundry Room

**Exterior Features:** Sidewalk, Sliding Doors, Storage

**Window Features:** Shutters

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** ISLAND COVE VILLAS PH 03

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 36-24-29-3905-00-460

**Direction Faces:** South

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 315

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds, Trash, Water

**Community Features:** Playground, Pool, Sidewalks, Street Lights

## Fees&Taxes



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**Tax Year:** 2024**Tax Annual Amount:** \$3,078**Tax Legal Description:** ISLAND COVE VILLAS PHASE 3 32/20  
LOT 46**Tax Lot:** 46

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x11	First	11	14
Bedroom 2	11x11	Second	11	11
Bedroom 3	11x11	Second	11	11
Living Room	10x14	First	14	10
Dining Room	10x14	First	14	10
Primary Bathroom	10x5	First	5	10
Bathroom 2	6x6	Second	6	6
Kitchen	14x12	First	12	14
Laundry	6x5	First	5	6
Florida Room	30x8	First	8	30

## Amenities & Features

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**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Playground, Pool, Sidewalks, Street Lights

**WindowFeatures:** Shutters

**ExteriorFeatures:** Sidewalk, Sliding Doors, Storage

**Utilities:** Cable Available, Electricity Available, Public

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments

**Amenities:** Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Wine Refrigerator

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, ShowingTime



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