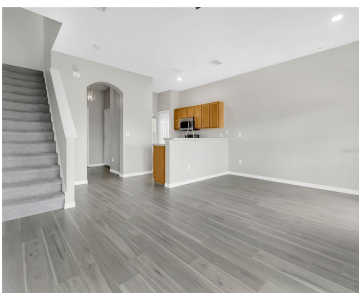


1748 FRITWELL COURT OCOEE FL 34761

https://candiscarmichael.com



Short Sale. Welcome to your charming townhome located in a desirable gated community in Ocoee. This beautifully maintained 2-bedroom, 3-bath home offers approximately 1,275 square feet of comfortable living space with upgraded flooring throughout and a functional layout designed for everyday living. The main living area feels warm and inviting, providing the perfect space to [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1275 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6412633



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Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=idifY5PMJBc&mls=1>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 minutes ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1275 sq ft

**Year built:** 2004

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 1720 sq ft

**SubdivisionName:** WENTWORTH

**GarageSpaces:** 1

---

## Location Details

**Township:** 22

**Elementary School:** Prairie Lake Elementary

**Road Surface Type:** Asphalt

**High School:** Ocoee High

---

## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Thermostat

**Flooring:** Carpet, Laminate, Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Basketball Court, Playground, Private Mailbox, Sidewalk

**Utilities:** Cable Available, Electricity Available, Phone Available, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher

**Laundry Features:** Laundry Closet

**Attached Garage YN:** Yes

**Pets Allowed:** Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** WENTWORTH

**Levels:** Two

**Direction Faces:** East

**Construction Materials:** Block

**Parcel Number:** 09-22-28-9083-00-070

**Property Attached YN:** Yes

**Foundation Details:** Slab

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 170

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Pool, Security

**Community Features:** Gated Community - No Guard, Playground, Pool

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** WENTWORTH 51/141 LOT 7

**Tax Annual Amount:** \$3,787

**Tax Lot:** 7



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# Rooms

| Room type       | Dimensions | Length | Width |
|-----------------|------------|--------|-------|
| Kitchen         | 10x8       | 8      | 10    |
| Primary Bedroom | 14x10      | 10     | 14    |
| Bedroom 2       | 10x9       | 9      | 10    |
| Bathroom 1      |            |        |       |
| Bathroom 2      |            |        |       |
| Living Room     |            |        |       |

# Amenities & Features

|                                                                                            |                                                                                                     |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Waterfront available:</b> No                                                            | <b>GarageYN:</b> Yes                                                                                |
| <b>AttachedGarageYN:</b> Yes                                                               | <b>FireplaceYN:</b> No                                                                              |
| <b>PoolPrivateYN:</b> No                                                                   | <b>Cooling:</b> Central Air                                                                         |
| <b>CommunityFeatures:</b> Gated Community - No Guard, Playground, Pool                     | <b>ExteriorFeatures:</b> Basketball Court, Playground, Private Mailbox, Sidewalk                    |
| <b>Utilities:</b> Cable Available, Electricity Available, Phone Available, Sewer Connected | <b>Features:</b> Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Thermostat |
| <b>Amenities:</b> Dishwasher                                                               |                                                                                                     |

# Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Basketball Court,  
Irrigation Equipment, Playground

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice,  
Appointment Only, Call Before Showing, Gate Code  
Required



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