

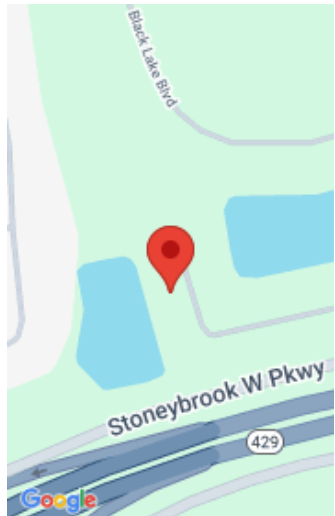
# 2432 BALFORN TOWER WAY WINTER GARDEN FL 34787

<https://candiscarmichael.com>



\*\*\* ATTENTION INVESTORS & LOCAL BUYERS \*\*\*\* THE BEST PRICE FOR A 5B/4B IN THE WHOLE AREA STONEYBROOK WEST, a home offering a peaceful water view, stunning curb appeal, and move-in readiness. As you step inside, you'll be greeted by a spacious great room. The eat-in kitchen features a convenient passthrough window, allowing you to [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2172 sq ft



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



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## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6243968

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6243968>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 8 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5661 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2172 sq ft

**Year built:** 2008

**SubdivisionName:** STONEYBROOK WEST D

**GarageSpaces:** 2

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## Location Details

**Township:** 23

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Whispering Oak Elem **Middle Or Junior School:** SunRidge Middle

**High School:** West Orange High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Solid Wood Cabinets, Split Bedroom, Stone Counters

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Deck, Front Porch, Patio, Porch, Screened

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Available, Sewer Available, Sewer Connected, Sprinkler Recycled, Street Lights, Water Available, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cul-De-Sac, City Limits, In County, Near Golf Course, Near Public Transit, Private, Sidewalk, Paved

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

**Laundry Features:** Inside, Laundry Closet, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Garden, Irrigation System, Lighting, Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered

**Architectural Style:** Florida, Patio Home, Traditional

**Vegetation:** Trees/Landscaped

**Water Source:** Canal/Lake For Irrigation, Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** STONEYBROOK WEST D

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 03-23-27-8240-16-098

**Direction Faces:** East

**Construction Materials:** Block, Stone, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Playground, Pool, Recreation Facilities, Security, Tennis Court(s), Vehicle Restrictions

**Association Fee:** 510

**Association Fee Includes:** Pool, Management, Private Road, Recreational Facilities, Security

**Community Features:** Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Courts, Wheelchair Access

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$7,369

**Tax Other Annual Assessment Amount:** 415

**Tax Legal Description:** STONEYBROOK WEST UNIT  
7 64/68 LOT 98 BLK16

**Tax Lot:** 98

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## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	13x25	First	25	13
Kitchen	12x16	First	16	12
Primary Bedroom	14x11	First	11	14
Loft	13x14	Second	14	13

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Courts, Wheelchair Access

**Utilities:** Cable Available, Electricity Available, Sewer Available, Sewer Connected, Sprinkler Recycled, Street Lights, Water Available, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Garden, Irrigation System, Lighting, Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), Eat-in Kitchen, Solid Wood Cabinets, Split Bedroom, Stone Counters

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## Building Details

**ArchitecturalStyle:** Florida, Patio Home, Traditional

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stone, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Showing Requirements:** Appointment Only, No Lockbox, See Remarks, ShowingTime

**Disclosures:** Other Disclosures

**Other Structures:** Other



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