

2553 ABEY BLANCO DRIVE ORLANDO FL 32828

https://candiscarmichael.com



\$339,900



Short Sale. Opportunity in highly desirable Avalon Park! This charming townhome features an open-concept first floor with a granite kitchen, breakfast bar, and 42" upper cabinets that flow effortlessly into the dining and living areas, perfect for everyday living and entertaining. A first-floor office or den offers an ideal space for remote work, while the [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1714 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRO6402361



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6402361>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 3025 sq ft

SubdivisionName: AVALON PARK NORTHWEST VILLAGE
PH 02-4

GarageSpaces: 2

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 2 beds

Half baths: 1 half bath

Area, sq ft: 1714 sq ft

Year built: 2007

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 23

Elementary School: Stone Lake Elem

High School: Timber Creek High

Road Surface Type: Paved

Middle Or Junior School: Avalon Middle

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Front Porch, Patio

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Electric Water Heater, Exhaust Fan, Range, Refrigerator

Laundry Features: Inside

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Architectural Style: Florida

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: AVALON PARK
NORTHWEST VILLAGE PH 02-4

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA
Loan

Parcel Number: 06-23-32-1007-04-670

Direction Faces: Southwest

Construction Materials: Block, Stucco, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 823

Association Fee Includes: Pool, Maintenance Structure, Maintenance Grounds, Recreational Facilities

Community Features: Deed Restrictions, Dog Park, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,933

Tax Legal Description: AVALON PARK NORTHWEST VILLAGE PHASES 2,3& 4 63/94 LOT 467

Tax Lot: 467

Rooms

Room type	Dimensions	Level	Length	Width
Dining Room	13x10	First	10	13
Living Room	14x14	First	14	14
Kitchen	12x10	First	10	12
Primary Bedroom	14x13	Second	13	14
Bedroom 2	11x10	Second	10	11
Loft	12x10	Second	10	12
Office	11x13	First	13	11

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Dog Park, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Utilities: Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Electric Water Heater, Exhaust Fan, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Appointment Only, Combination Lock Box



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