

# 2604 GRASSY POINT DRIVE LAKE MARY FL 32746

<https://candiscarmichael.com>



Discover this beautifully updated 2-bedroom, 1-bath second-floor condo located in the highly sought-after Regency Park at Lake Mary community. From the moment you walk in, you'll appreciate the open layout and abundance of natural light that make this home feel both stylish and comfortable. The beautiful kitchen features sleek appliances and contemporary cabinetry. The dining [...]

- 2 beds
- 1 bath
- Residential
- Condominium
- Active
- 851 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6363622



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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/O6363622>

## Basics

<b>Unit Number:</b> 204	<b>Bathrooms Full:</b> 1
<b>Date added:</b> Added 4 hours ago	<b>Category:</b> Condominium
<b>Type:</b> Residential	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 1 bath	<b>Half baths:</b> 0 half baths
<b>Floors:</b> 2 floors	<b>Area, sq ft:</b> 851 sq ft
<b>Lot size, sq ft:</b> 506 sq ft	<b>Year built:</b> 1991
<b>UnitNumber:</b> 204	<b>SubdivisionName:</b> REGENCY PARK AT LAKE MARY A CONDO
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>ListAOR:</b> mfrmls

## Location Details

<b>Township:</b> 20	<b>Road Surface Type:</b> Asphalt
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## Property Features



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**Interior Features:** Thermostat

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Laundry Room

**Pets Allowed:** Breed Restrictions

**Exterior Features:** Playground, Sidewalk, Tennis Court(s)

**Roof:** Shingle

**Security Features:** Smoke Detector(s)

**Window Features:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** REGENCY PARK AT LAKE MARY  
A CONDO

**Parcel Number:** 19-20-30-520-0300-2040

**Levels:** One

**Direction Faces:** Northeast

**Foundation Details:** Slab

**Construction Materials:** Wood Siding

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

## Association Information

**Association YN:** Yes

**Association Fee:** 499

**Association Fee Frequency:** Monthly

**Association Fee Includes:**

Maintenance Structure, Maintenance Grounds, Maintenance, Pool

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s)

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,021

**Tax Legal Description:** BLDG 3 UNIT 204 REGENCY PARK AT LAKE  
MARY A CONDOMINIUM ORB 6016 PG 1

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	11x14	First	14	11
Kitchen	9x7	First	7	9
Dining Room	10x8	First	8	10
Primary Bedroom	12x12	First	12	12
Bedroom 2	12x11	First	11	12
Balcony/Porch/Lanai	5x11	First	11	5

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Playground, Sidewalk, Tennis Court(s)

**Features:** Thermostat

## Building Details

**NewConstructionYN:** No

**Exterior material:** Wood Siding

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Playground    **Showing Requirements:** Appointment Only, Lock Box Coded, ShowingTime



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