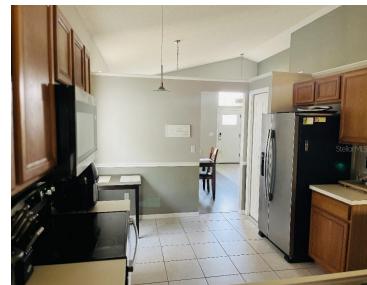


# 2712 BIRMINGHAM BOULEVARD ORLANDO FL 32829

<https://candiscarmichael.com>



Welcome home to this beautifully updated 3-bedroom, 2-bath gem nestled away in a quiet, established neighborhood, with NO HOA. From the moment you step inside, you'll be impressed by the breathtaking high/vaulted ceilings that create a bright, open, and airy feel throughout the main living areas. Mature trees frame the property, adding charm and curb [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1752 sq ft



## Courtesy of

**Listing Office:** FLAT FEE MLS REALTY

**Office ID:** MFR261555850

**Status:** Active

**MLS ID:** MFRTB8463709



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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/TB8463709>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5721 sq ft

**View:** Water

**ListOfficeName:** FLAT FEE MLS REALTY

**ListAOR:** mfrmls

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1752 sq ft

**Year built:** 1992

**SubdivisionName:** BRADFORDT PARK PH 01

**GarageSpaces:** 2

## Location Details

**Township:** 23

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Ceramic Tile, Laminate

**Patio And Porch Features:** Covered, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Fencing:** Fenced

**Security Features:** Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security System, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Exhaust Fan, Solar

**Lot Features:** In County, Near Golf Course, Near Public Transit, Sidewalk, Street Dead-End

**Appliances:** Bar Fridge, Cooktop, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Driveway, Oversized

**Attached Garage YN:** Yes

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

**Roof:** Shake, Shingle

**Window Features:** Blinds

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Private

**Cooling:** Central Air

**Furnished:** Unfurnished

**Accessibility Features:** Accessible Entrance

## Property Details

**Subdivision Name:** BRADFORDT PARK PH 01

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 12-23-30-0863-00-030

**Direction Faces:** East

**Construction Materials:** Block, Stucco

## Association Information

**Community Features:** Street Lights



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# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,931

**Tax Legal Description:** BRADFORDT PARK PHASE 1 30/83 LOT

3

**Tax Lot:** 3

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x15	First	15	17
Kitchen	17x20	First	20	17
Living Room	12x15	First	15	12
Bathroom 2	5x8	First	8	5
Bedroom 2	12x11	First	11	12
Bedroom 3	12x11	First	11	12
Family Room	9x10	First	10	9
Dining Room	5x8	First	8	5
Bathroom 1	12x15	First	15	12



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Security

Fencing/Lighting/Alarms, Secured Garage/Parking, Security System, Smoke Detector(s)

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

**Amenities:** Bar Fridge, Cooktop, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Street Lights

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors

**Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Exhaust Fan, Solar

**Exterior material:** Block, Stucco

**Roof:** Shake, Shingle

**Parking:** Driveway, Oversized

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only



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