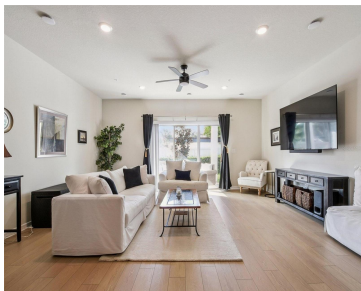


2808 BRIGHT BIRD LANE WINTER PARK FL 32792

https://candiscarmichael.com



Gorgeous 2-Story Townhome, newly built in 2024. Located in upscale Winter Park, Florida, close to fine dining, shopping and entertainment. Minutes from downtown Orlando and Orlando theme parks, this manicured gated community showcases beautiful landscaping and a sparkling pool surrounded by coveted modern architecture. The home contains the high-end Lux Fresh interior package, and owner [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1916 sq ft



Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6362981



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Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 8 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1921 sq ft

**SubdivisionName:** GRAYSON SQUARE

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1916 sq ft

**Year built:** 2024

**ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 21

**Road Surface Type:** Asphalt

---

## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Hardwood, Tile

**Pool Private YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Cooktop, Dishwasher, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Pool Features:** Child Safety Fence, Deck, Heated, In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** GRAYSON SQUARE

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 34-21-30-543-0000-0760

**Direction Faces:** East

**Construction Materials:** Vinyl Siding

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 375

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Internet, Maintenance Grounds, None, Other, Sewer, Trash

**Community Features:** Community Mailbox, Gated Community - No Guard, Pool, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,925

**Tax Legal Description:** LOT 76 GRAYSON SQUARE PB 87 PGS 83-86

**Tax Lot:** 76

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## Rooms



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Room type	Level
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second
Living Room	First
Kitchen	First
Dinette	First
Primary Bathroom	Second
Bathroom 2	Second
Bathroom 3	First
Primary Bedroom	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Community Mailbox,  
Gated Community - No Guard, Pool, Sidewalks,  
Street Lights

**PoolFeatures:** Child Safety Fence, Deck, Heated,  
In Ground

**Features:** Ceiling Fans(s), Eat-in Kitchen, High  
Ceilings, Kitchen/Family Room Combo, Living  
Room/Dining Room Combo, Open Floorplan, Stone  
Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters,  
Sidewalk

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

**Amenities:** Cooktop, Dishwasher, Dryer,  
Electric Water Heater, Freezer, Ice Maker,  
Microwave, Range, Refrigerator, Washer

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



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