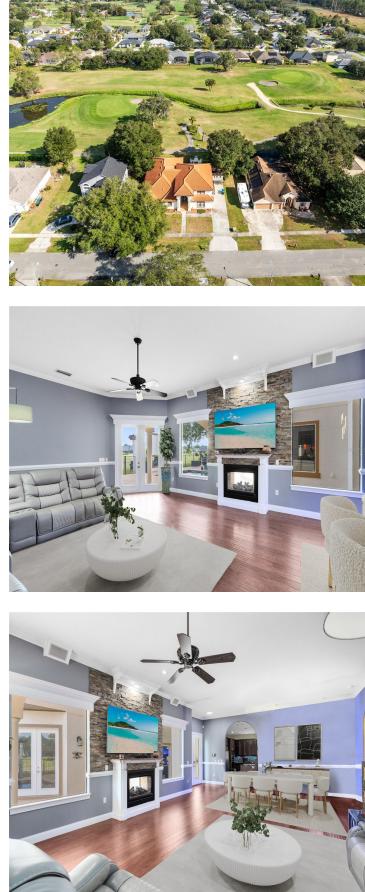


# 2813 BALLARD AVENUE ORLANDO FL 32833

<https://candiscarmichael.com>



Welcome to this elegant estate set along the Wedgefield GOLF COURSE, offering striking views, refined finishes, and the rare benefit of NO HOA. Thoughtfully designed for privacy and entertainment, this residence combines a spacious interior layout with exceptional outdoor amenities and a highly functional detached living space. This concrete block home offers six bedrooms and four [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3371 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6370396



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

|  |  |
|--|--|
| <b>Bathrooms Full:</b> 4                 | <b>Date added:</b> Added 4 hours ago                     |
| <b>Category:</b> Single Family Residence | <b>Type:</b> Residential                                 |
| <b>Bedrooms:</b> 6 beds                  | <b>Bathrooms:</b> 4 baths                                |
| <b>Half baths:</b> 0 half baths          | <b>Area, sq ft:</b> 3371 sq ft                           |
| <b>Lot size, sq ft:</b> 11398 sq ft      | <b>Year built:</b> 2006                                  |
| <b>View:</b> Golf Course                 | <b>SubdivisionName:</b> WEDGEFIELD / ROCKET CITY UNIT 04 |
| <b>ListOfficeName:</b> LPT REALTY, LLC   | <b>GarageSpaces:</b> 2                                   |
| <b>ListAOR:</b> mfrmls                   |  |

## Location Details

|                     |  |
|---------------------|--|
| <b>Township:</b> 23 | <b>Road Surface Type:</b> Asphalt, Paved |
|---------------------|--|

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Flooring:** Ceramic Tile, Wood

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

**Pool Features:** Gunite, In Ground

**Fireplace Features:** Family Room, Gas, Other, Wood Burning

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Courtyard, French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Private Mailbox

**Roof:** Tile

**Window Features:** Window Treatments

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

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** On Golf Course, Paved

**Appliances:** Built-In Oven, Dishwasher, Disposal, Microwave, Refrigerator

**Laundry Features:** Inside

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Garage Door Opener, Golf Cart Parking

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

**Security Features:** Closed Circuit Camera(s), Security System Owned, Smoke Detector(s)

**Architectural Style:** Courtyard, Mediterranean

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

## Property Details

**Subdivision Name:** WEDGEFIELD / ROCKET CITY  
UNIT 04

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 01-23-32-7602-63-330

**Direction Faces:** West

**Construction Materials:** Block, Stucco

**Property Condition:** Completed



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## Association Information

**Association Amenities:** Golf Course, Recreation Facilities

**Community Features:** Golf Carts OK, Golf

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$9,704

**Tax Legal Description:** ROCKET CITY UNIT 4 Z/74 A/K/A CAPE  
ORLANDO ESTATES UNIT 4 1855/292 LOT 33 BLK 63

**Tax Lot:** 33

## Rooms



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| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Bedroom 2       | 12x10      | First  | 10     | 12    |
| Bedroom 3       | 12x10      | First  | 10     | 12    |
| Bedroom 4       | 20x14      | Second | 14     | 20    |
| Bonus Room      | 16x15      | First  | 15     | 16    |
| Dining Room     | 20x14      | First  | 14     | 20    |
| Great Room      | 20x21      | First  | 21     | 20    |
| Kitchen         | 16x15      | First  | 15     | 16    |
| Primary Bedroom | 20x14      | First  | 14     | 20    |
| Media Room      | 18x16      | Second | 16     | 18    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Closed Circuit Camera(s), Security System Owned, Smoke Detector(s)

**WindowFeatures:** Window Treatments

**PoolFeatures:** Gunite, In Ground

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Family Room, Gas, High Ceilings, Open Floorplan, Other, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Golf Carts OK, Golf

**ExteriorFeatures:** Balcony, Courtyard, French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Private Mailbox

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

**Amenities:** Built-In Oven, Dishwasher, Disposal, Microwave, Refrigerator

## Building Details

**ArchitecturalStyle:** Courtyard, Mediterranean

**Heating:** Central

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener, Golf Cart Parking

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Appointment Only, ShowingTime

**Occupant Type:** Owner

**Other Structures:** Guest House, Outdoor Kitchen



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