

2891 SUNBRANCH DRIVE ORLANDO FL 32822

<https://candiscarmichael.com>



Resort-style living all year long in the guard-gated Ventura Country Club! This beautifully updated 3-bedroom, 2-bath home sits in one of Orlando's most desirable golf communities, offering comfort, convenience, and a lifestyle filled with amenities. Recent updates include a new roof (2025), new A/C (2023), fresh interior and exterior paint, renovated bathrooms, new indoor laundry [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1339 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6359770



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6359770>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1339 sq ft

Year built: 1981

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5052 sq ft

SubdivisionName: SHADYBRANCH VILLAGE

GarageSpaces: 1

Location Details

Township: 23

Road Surface Type: Concrete

Property Features



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Interior Features: Living Room/Dining Room Combo

Flooring: Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Balcony, Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Laundry Closet

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: SHADYBRANCH VILLAGE

Levels: One

Foundation Details: Slab

Parcel Number: 03-23-30-7954-01-110

Direction Faces: East

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 198

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Recreational Facilities

Association Amenities: Clubhouse, Fitness Center, Gated, Golf Course, Wheelchair Access

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$3,060

Tax Legal Description: SHADYBRANCH VILLAGE 9/40 LOT 111 **Tax Lot:** 111



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Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	10x15	First	15	10
Primary Bathroom	8x8	First	8	8
Kitchen	10x10	First	10	10
Living Room	10x10	First	10	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Balcony, Sidewalk, Sliding Doors

Features: Living Room/Dining Room Combo

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous



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Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Call Listing Agent, See Remarks



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