

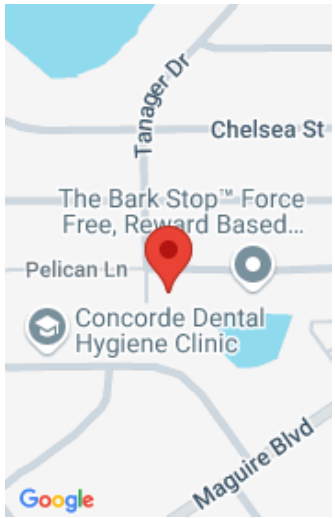
# 3602 PELICAN LANE ORLANDO FL 32803

<https://candiscarmichael.com>



Expect to be impressed with this charming, updated classic style home in the desirable Audubon Park community. Step inside to open common living space with highly polished hardwood flooring – an abundance of room for relaxing, hosting gatherings and dining. Contemporary lighting keeps the space bright and cheery. Galley kitchen offers plenty of counter and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1392 sq ft



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6262632

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6262632>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1392 sq ft

**Lot size, sq ft:** 9668 sq ft

**Year built:** 1955

**SubdivisionName:** AUDUBON PARK CARD HEIGHTS SEC

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 22

**Road Surface Type:** Paved

**Road Responsibility:** Public Maintained Road

**Elementary School:** Audubon Park K8

**Middle Or Junior School:** Audubon Park K-8

**High School:** Winter Park High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters

**Flooring:** Ceramic Tile, Linoleum, Wood

**Patio And Porch Features:** Covered, Front Porch, Screened

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Corner Lot, Paved

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

**Laundry Features:** Laundry Closet, Outside

**Parking Features:** Driveway

**Carport Spaces:** 1

**Exterior Features:** Private Mailbox, Storage

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

**Architectural Style:** Ranch

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** AUDUBON PARK CARD HEIGHTS SEC

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 20-22-30-0332-04-010

**Direction Faces:** North

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:**  
\$7,278

**Tax Legal Description:** AUDUBON PARK CARDINAL HEIGHTS SECTION T/108 LOT 1 BLK D

**Tax Lot:** 1

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	17x12	First	12	17
Dining Room	9x7	First	7	9
Family Room	19x10	First	10	19
Kitchen	11x8	First	8	11
Primary Bedroom	13x11	First	11	13
Primary Bathroom	8x7	First	7	8
Bedroom 2	13x11	First	11	13
Bedroom 3	12x11	First	11	12
Bathroom 2	7x7	First	7	7

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Private Mailbox, Storage

**Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights

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



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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway

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## Miscellaneous

**Ownership:** Fee Simple

**Disclosures:** Lead Paint, Other Disclosures, Seller Property Disclosure

**Occupant Type:** Vacant

**Other Structures:** Shed(s)

**Showing Requirements:** ShowingTime



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