

# 400 COLONIAL DRIVE ORLANDO FL 32803

<https://candiscarmichael.com>



**\$310,000**



Experience modern downtown living in this beautifully renovated 2-bedroom, 2-bath corner unit in the highly desirable Park Lake Towers, one of Orlando's premier high-rise communities. Located on the second floor, this spacious home has been thoughtfully updated to maximize natural light, soundproofing, and open-concept living. Step inside to find engineered waterproof limestone vinyl flooring throughout, [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1250 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6312610



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6312610>

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## Basics

**Unit Number:** 207

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 17 floors

**Lot size, sq ft:** 12028 sq ft

**UnitNumber:** 207

**SubdivisionName:** PARK LAKE TOWERS

**GarageSpaces:** 1

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1250 sq ft

**Year built:** 1975

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 22

**Road Surface Type:** Paved

**Elementary School:** Lake Como Elem **Middle Or Junior School:** Lake Como School K-8

**High School:** Edgewater High

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s)

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Flooring:** Ceramic Tile

**Laundry Features:** Same Floor As Condo Unit

**Patio And Porch Features:** Wrap Around

**Parking Features:** Assigned, Covered, Basement

**Garage YN:** Yes

**Garage Spaces:** 1

**Pets Allowed:** No

**Exterior Features:** Balcony, Sidewalk

**Roof:** Other

**Utilities:** Cable Available, Electricity Available, Water Available

**View:** Water

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** PARK LAKE TOWERS

**Parcel Number:** 25-22-29-6677-02-070

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Concrete Perimeter

**Construction Materials:** Block, Concrete

**Listing Terms:** Cash, Conventional

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Trash, Water

**Association Amenities:** Fitness Center, Pool, Sauna

**Community Features:** Fitness Center, Pool, Sidewalks

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$1,988

**Tax Legal Description:** PARK LAKE TOWERS CONDO CB 3/92  
UNIT 207

**Tax Lot:** 70

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x16	First	16	14
Living Room	14x17	First	17	14
Bedroom 2	14x13	First	13	14
Kitchen		First		

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Fitness Center, Pool, Sidewalks

**Utilities:** Cable Available, Electricity Available, Water Available

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sidewalk

**Features:** Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s)

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## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Parking:** Assigned, Basement, Covered

**Heating:** Central

**Roof:** Other

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Call Before Showing, No Lockbox, See Remarks, ShowingTime



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