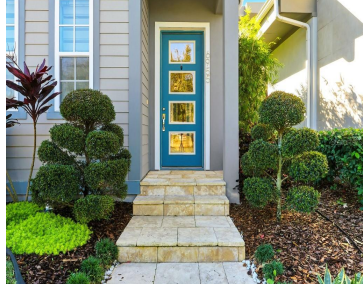


# 6955 HIGGS ALLEY ORLANDO FL 32827

<https://candiscarmichael.com>



Seller is offering an assumable loan at 2.75 PERC. interest, subject to lender qualification and approval. Buyer must meet the lender's requirements to assume the loan at the stated rate. Experience the highly desired Brewer floorplan with a rare two-casita layout—each with its own full bath—wrapped around a welcoming bamboo-lined, lighted breezeway and private courtyard. [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 2523 sq ft



## Courtesy of

**Listing Office:** FLAT FEE MLS REALTY

**Status:** Active

**Office ID:** MFR261555850

**MLS ID:** MFRTB8488469



### Call us now

Phone: 727-888-3292

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8488469>

---

## Basics

**Bathrooms Full:** 4

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Floors:** 2 floors

**Lot size, sq ft:** 3677 sq ft

**View:** Park/Greenbelt

**ListOfficeName:** FLAT FEE MLS REALTY

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2523 sq ft

**Year built:** 2021

**SubdivisionName:** LAUREATE PARK PH 10

**GarageSpaces:** 2

---

## Location Details

**Township:** 24

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Laminate

**Patio And Porch Features:** Other

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, French Doors, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Key Card Entry, Smoke Detector(s)

**Utilities:** Cable Available, Electricity Connected, Sprinkler Recycled

**View:** Park/Greenbelt

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Sidewalk

**Appliances:** Built-In Oven, Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener

**Laundry Features:** Inside, Laundry Closet

**Parking Features:** Alley Access, Garage Door Opener, Garage Faces Rear

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Other, Shingle

**Window Features:** Blinds, Drapes

**Vegetation:** Bamboo, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** LAUREATE PARK PH 10 **Parcel Number:** 25-24-30-4976-00-210

**Levels:** Two

**Foundation Details:** Slab

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

**Direction Faces:** North

**Construction Materials:** Block, Concrete, Stucco

**Property Condition:** Completed

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee:** 536

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Pool, Internet, Maintenance Grounds, Management, Recreational Facilities

**Association Amenities:** Maintenance, Park, Recreation Facilities, Tennis Court(s)

**Community Features:** Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s)

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$8,841

**Tax Other Annual Assessment Amount:** 692

**Tax Legal Description:** LAUREATE PARK PHASE 10 101/4 LOT 21

**Tax Lot:** 21

---

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x9	Second	9	13
Kitchen	18x10	First	10	18
Living Room	18x18	First	18	18

---

## Amenities & Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Key Card Entry, Smoke Detector(s)

**WindowFeatures:** Blinds, Drapes

**Utilities:** Cable Available, Electricity Connected, Sprinkler Recycled

**Amenities:** Built-In Oven, Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Balcony, French Doors, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Alley Access, Garage Door Opener, Garage Faces Rear

**Heating:** Electric

**Roof:** Other, Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE