

7174 REGINA WAY ORLANDO FL 32819

https://candiscarmichael.com



“One or more photo(s) was virtually staged. **END UNIT** **VINYL FLOORING
** **2-CAR GARAGE** Welcome to the very exclusive gated community of
Toscana in Dr. Phillips. This beautiful Italian/Mediterranean style unit was well
maintained . You will love this TWO FLOORS home with its open floor plan.
The grand open floor plan greets you with [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2489 sq ft



Courtesy of

Listing Office: DALTON WADE INC
Status: Active

Office ID: MFR260031661
MLS ID: MFRO6421371



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6421371>

Basics

Bathrooms Full: 2

Date added: Added 8 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2489 sq ft

Year built: 2006

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 3566 sq ft

SubdivisionName: TOSCANA

GarageSpaces: 2

Location Details

Township: 23

Road Responsibility: Private Maintained Road

Middle Or Junior School: Southwest Middle

Road Surface Type: Asphalt

Elementary School: Dr. Phillips Elem

High School: Dr. Phillips High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Vinyl

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Security Features: Gated Community

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Dishwasher, Disposal, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Fireplace Features: Decorative

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Yard, Rain Gutters, Sidewalk

Roof: Tile

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Electric

Property Details

Subdivision Name: TOSCANA

Parcel Number: 26-23-28-8204-01-950

Levels: Two

Property Attached YN: Yes

Direction Faces: South

Foundation Details: Slab

Construction Materials: Stucco

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

Association Information

Association YN: Yes

Association Fee: 1407

Association Fee Frequency: Quarterly

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

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$8,502

Tax Legal Description: TOSCANA UNIT 2 59/50 LOT 195

Tax Lot: 195

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	11x13	First	13	11
Great Room	16x16	First	16	16
Kitchen	12x13	First	13	12
Dinette	10x12	First	12	10
Primary Bedroom	14x15	Second	15	14
Bedroom 1	11x12	Second	12	11
Bedroom 2	13x17	Second	17	13

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Private Yard, Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Decorative, Eat-in Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

Amenities: Convection Oven, Dishwasher, Disposal, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Stucco

Parking: Driveway, Garage Door Opener

Heating: Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Occupant Type: Vacant

Showing Requirements: Lockbox - Other



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE