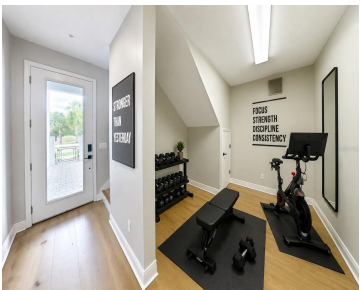


7227 NEMOURS PARKWAY ORLANDO FL 32827

https://candiscarmichael.com



Virtually Staged. Sunlight. A water view. A breeze off the balcony. That is what greets you at the top of the stairs, where the whole home opens up and lives. Step through the foyer into a flexible ground-floor room ready for whatever you need. Home office. Studio. Gym. Your two-car garage waits right behind it. [...]

- 2 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1643 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC  
**Status:** Active

**Office ID:** MFR805521714  
**MLS ID:** MFRO6412368

Description



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



---

## Basics

**Bathrooms Full:** 2

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 3245 sq ft

**SubdivisionName:** LAUREATE PARK PH 10

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1643 sq ft

**Year built:** 2022

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 24

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

---

## 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), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

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

**Utilities:** BB/HS Internet Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside

**Parking Features:** Driveway, Garage Door Opener, Garage Faces Rear

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County, Landscaped, Paved

---

## Property Details

**Subdivision Name:** LAUREATE PARK PH 10

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 25-24-30-4976-02-164

**Direction Faces:** Southwest

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

---

## 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:** 1406

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s), Vehicle Restrictions

**Community Features:** Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,749

**Tax Other Annual Assessment Amount:** 163

**Tax Legal Description:** LAUREATE PARK PHASE 10 101/4 LOT 216D

**Tax Lot:** 216D

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

| Room type           | Level  |
|---------------------|--------|
| Living Room         | Second |
| Kitchen             | Second |
| Balcony/Porch/Lanai | Second |
| Primary Bedroom     | Second |
| Primary Bathroom    | Second |
| Bedroom 2           | Second |
| Bathroom 2          | Second |

## Amenities & Features



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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available,  
Electricity Connected, Phone Available,  
Public, Sewer Connected, Water  
Connected

**Amenities:** Dishwasher, Disposal, Electric  
Water Heater, Microwave, Range,  
Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation -  
Owned, Clubhouse, Community Mailbox, Deed  
Restrictions, Fitness Center, Park, Playground, Pool,  
Restaurant, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, High  
Ceilings, Kitchen/Family Room Combo, Living  
Room/Dining Room Combo, Open Floorplan,  
PrimaryBedroom Upstairs, Stone Counters,  
Thermostat, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

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

**Parking:** Driveway, Garage Door Opener, Garage Faces Rear

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Sentri Lock Box,  
Appointment Only, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE