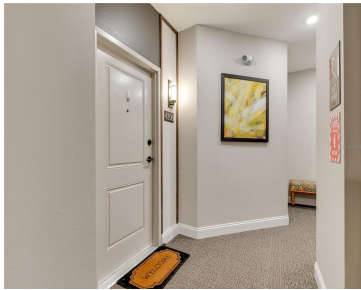
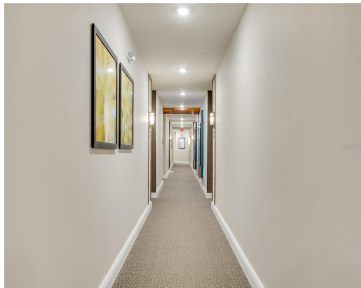


7517 LAUREATE BOULEVARD ORLANDO FL 32827

https://candiscarmichael.com



Discover the perfect blend of comfort, convenience, and vibrant community living in this stunning 2-bedroom, 2-bathroom condominium located on the second floor of the highly sought-after Gatherings® of Lake Nona—a premier 55+ Active Adult community. Designed for effortless living, this home features a central access elevator, a private balcony, and a 1-car garage, private covered [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1549 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6373727



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



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## Description

**Virtual Tour:** <https://vimeo.com/1060981202>

---

## Basics

**Unit Number:** 4206

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 4 floors

**Year built:** 2019

**SubdivisionName:** GATHERINGS OF LAKE NONA

**GarageSpaces:** 1

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1549 sq ft

**UnitNumber:** 4206

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 24

**Elementary School:** Laureate Park Elementary

**Middle Or Junior School:** Lake Nona Middle School

**High School:** Lake Nona High

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## Property Features



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**Interior Features:** Eat-in Kitchen, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Tile

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

**Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Yes

**Roof:** Shingle

**Window Features:** Thermal Windows

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside

**Parking Features:** Driveway, Guest

**Garage Spaces:** 1

**Exterior Features:** Balcony, Sidewalk, Sliding Doors

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

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

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Sidewalk, Paved

---

## Property Details

**Subdivision Name:** GATHERINGS OF LAKE NONA

**Levels:** One

**Builder Name:** Beazer Homes

**Foundation Details:** Slab

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

**Parcel Number:** 25-24-30-3120-04-206

**Direction Faces:** East

**Builder Model:** Chestnut

**Construction Materials:** Frame

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Elevator(s), Fitness Center, Pool, Recreation Facilities

**Association Fee:** 835

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Other, Recreational Facilities

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



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# Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 783

**Tax Lot:** 4206

**Tax Annual Amount:** \$5,357

**Tax Legal Description:** GATHERINGS OF LAKE NONA 4 CONDOMINIUM 20190302738 UNIT 4206

# Green Building Info

**Green Indoor Air Quality:** HVAC Filter MERV 8+, No/Low VOC Flooring, No/Low VOC Paint/Finish

**Green Energy Efficient:** Appliances

# Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	13x12	First	12	13
Great Room	13x26	First	26	13
Kitchen	12x8	First	8	12
Primary Bedroom	12x15	First	15	12
Dining Room	15x10	First	10	15
Dinette	12x10	First	10	12
Balcony/Porch/Lanai	9x8	First	8	9

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**WindowFeatures:** Thermal Windows

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**ExteriorFeatures:** Balcony, Sidewalk, Sliding Doors

**Features:** Eat-in Kitchen, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame

**Parking:** Driveway, Guest

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Sentri Lock Box

**Occupant Type:** Owner



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