

# 7565 LAUREATE BOULEVARD ORLANDO FL 32827

<https://candiscarmichael.com>



\$345,900



Welcome to The Gatherings of Lake Nona, a premier 55+ active adult community. This stunning third-floor condo offers two spacious en suite bedrooms, two baths, a private balcony, central elevator access, and a 1-car garage attached to the building. Built in 2022, the open layout seamlessly blends the kitchen, dining, and living areas—perfect for everyday [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1368 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6330795



### 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/O6330795>

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## Basics

**Unit Number:** 3308

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 4 floors

**Lot size, sq ft:** 1519 sq ft

**UnitNumber:** 3308

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1368 sq ft

**Year built:** 2022

**SubdivisionName:** GATHERINGS OF LAKE NONA

**GarageSpaces:** 1

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## Location Details

**Township:** 24

**Elementary School:** Laureate Park Elementary

**High School:** Lake Nona High

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Parking Features:** Assigned, Garage Door Opener, On Street

**Garage Spaces:** 1

**Exterior Features:** Balcony, Dog Run, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Sidewalk, Tennis Court(s)

**Security Features:** Fire Sprinkler System, Smoke Detector(s)

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit, Yes

**Roof:** Metal, Shingle

**Utilities:** Public

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** GATHERINGS OF LAKE NONA

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 25-24-30-3120-03-308

**Direction Faces:** East

**Construction Materials:** Vinyl Siding

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 634

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

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Pool, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 655

**Tax Lot:** 308

**Tax Annual Amount:** \$5,326

**Tax Legal Description:** GATHERINGS OF LAKE NONA 3 CONDOMINIUM 20220478875 UNIT 3308

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## Rooms

Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Great Room	First
Kitchen	First
Bedroom 2	First
Balcony/Porch/Lanai	First
Laundry	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Fire Sprinkler System, Smoke Detector(s)

**ExteriorFeatures:** Balcony, Dog Run, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Sidewalk, Tennis Court(s)

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Public

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Parking:** Assigned, Garage Door Opener, On-street

**Heating:** Central, Electric

**Roof:** Metal, Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Home Warranty YN:** Yes

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Call Listing Agent 2, See Remarks, ShowingTime



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