

7565 LAUREATE BOULEVARD ORLANDO FL 32827

https://candiscarmichael.com



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6330795>

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

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

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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

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)



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Rooms

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

Amenities & Features

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

Building Details

NewConstructionYN: No

Exterior material: Vinyl Siding

Parking: Assigned, Garage Door Opener, On-street

Heating: Central, Electric

Roof: Metal, Shingle

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE