#### 7749 LAUREATE BOULEVARD ORLANDO FL 32827

https://candiscarmichael.com









Welcome to this warm and inviting Laureate Park home on a large corner lot, designed for easy family living and bright, sun-filled spaces. You're just steps from Laureate Park Elementary and the amenity center. Off the foyer, a spacious flex room offers the perfect spot for a home office, playroom, or quiet lounge—nicely tucked away [...]

- 4 beds
- 4 baths
- Residentia
- Single Family Residence
- Active
- 2344 sq ft



## **Courtesy of**

**Listing Office:** REAL BROKER, LLC **Office ID:** MFR805521714

Status: Active MLS ID: MFRO6361936



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#### **Description**

#### **Virtual Tour:**

https://www.zillow.com/view-imx/3fffd58b-d757-4c71-a48a-25811afe12c3?wl=true&setAttribution=mls&initialViewType=panology. The state of the state o

#### **Basics**

Bathrooms Full: 3

**Date added:** Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2344 sq ft

Year built: 2017

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size, sq ft: 7188 sq ft

**SubdivisionName:** LAUREATE PARK

**GarageSpaces:** 2

#### **Location Details**

Township: 24 Road Surface Type: Asphalt

Elementary School: Laureate Park Elementary Middle Or Junior School: Lake Nona Middle

School

**High School:** Lake Nona High

## **Property Features**



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Interior Features: Ceiling Fans(s), Crown Molding, Dry Appliances: Convection Oven, Bar, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window **Treatments** 

Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator

Flooring: Ceramic Tile, Hardwood

Laundry Features: In Kitchen,

Laundry Room

Patio And Porch Features: Covered, Front Porch,

Rear Porch

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

Street

Garage YN: Yes

Roof: Shingle

Sewer: Public Sewer

**Garage Spaces:** 2

Exterior Features: Lighting, Rain Gutters, Sidewalk

Pets Allowed: Breed Restrictions

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

**Utilities:** Public

Window Features: Blinds

Water Source: Public

**Vegetation:** Mature Landscaping

Cooling: Central Air

**Heating:** Central, Electric, Heat Pump

Furnished: Unfurnished

Lot Features: Corner Lot, Landscaped, Level,

Oversized Lot, Sidewalk, Paved

## **Property Details**

**Subdivision Name:** LAUREATE PARK Parcel Number: 25-24-30-4952-00-730

Levels: Two **Direction Faces:** Southwest

Foundation Details: Slab **Construction Materials:** HardiPlank Type

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

Loan

## **Association Information**



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**Association YN:** Yes **Association Fee:** 2063.16

Association Fee Frequency: Annually

**Association Fee** 

**Includes:** Internet, Pool

Community Features: Community Mailbox, Dog Park, Fitness

Center, Golf Carts OK, Irrigation-Reclaimed Water, Park,

Playground, Pool, Restaurant, Sidewalks

### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$7,326

Tax Other Annual Assessment Amount: Tax Legal Description: LAUREATE PARK PHASE

2A 81/41 LOT 73

**Tax Lot:** 73

693

### **Rooms**





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	Room type	Level
Kitchen		First
Dinette		First
Living Room		First
Bonus Room		First
Primary Bedroom		First
Primary Bathroom		First
Loft		Second
Bedroom 2		Second
Bedroom 3		Second
Bedroom 4		Second
Balcony/Porch/Lanai		First

# **Amenities & Features**





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Waterfront available: No AttachedGarageYN: No

PoolPrivateYN: No

**Security Features:** Smoke

Detector(s)

WindowFeatures: Blinds

**Utilities:** Public

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator GarageYN: Yes
FireplaceYN: No
Cooling: Central Air

**CommunityFeatures:** Community Mailbox, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks

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

**Features:** Ceiling Fans(s), Crown Molding, Dry Bar, Eatin Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted

Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

## **Building Details**

NewConstructionYN: No Heating: Central, Electric,

Heat Pump

**Exterior material:** HardiPlank Type **Roof:** Shingle

Parking: Driveway, Garage Door Opener, Garage Faces Rear, On-

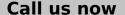
street

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

**Showing Requirements:** See Remarks, ShowingTime





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