

8641 BROOKVALE DRIVE WINDERMERE FL 34786
https://candiscarmichael.com



Beautiful end-unit townhome in Windermere featuring the larger floor plan in the Lake Reams Townhomes community. This well-maintained 3-bedroom, 2.5-bath home offers plenty of natural light and a spacious open-concept kitchen, dining, and living area combo. The kitchen features granite countertops, tiled travertine back splash 46" wood cabinetry, and ceramic tile flooring, with kitchen and [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1526 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRO6433201



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6433201>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 1400 sq ft

SubdivisionName: LAKES OF WINDERMERE LAKE REAMS TOWNHOMES PHASE 3

GarageSpaces: 2

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1526 sq ft

Year built: 2013

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 23

Road Responsibility: Public Maintained Road

Middle Or Junior School: Horizon West Middle School

Road Surface Type: Paved

Elementary School: Bay Lake Elementary

High School: Windermere High School

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Front Porch, Patio

Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Vinyl

Architectural Style: Contemporary, Florida, Traditional

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped

Sewer: Public Sewer

Heating: Electric

Lot Features: Corner Lot, In County, Landscaped, Level, Sidewalk, Paved, Unincorporated

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Touchless Faucet, Washer

Laundry Features: Inside, Laundry Room, Upper Level

Parking Features: Curb Parking, Driveway, Garage Door Opener, Ground Level, On Street

Garage Spaces: 2

Exterior Features: Courtyard, Lighting, Sidewalk

Roof: Shingle

Utilities: Public, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Partially

Property Details

Subdivision Name: LAKES OF WINDERMERE LAKE REAMS TOWNHOMES PHASE 3

Levels: Two

Direction Faces: Southwest

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 36-23-27-5440-00-390

Property Attached YN: Yes

Builder Name: Ashton Orlando Residential LLC

Construction Materials: Block, Stucco, Frame, Wood Siding

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee
Frequency: Monthly

Association Amenities:
Pool

Association Fee: 200

Association Fee Includes: Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Maintenance, Pest Control, Private Road, Recreational Facilities

Community Features: Community Mailbox, Deed Restrictions, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual
Amount: \$2,434

Tax Legal Description: Lot 39, Lakes of Windermere Lake Reams Townhomes Phase 3, according to the plat thereof, recorded in Plat Book 77, Page (s) 32 and 33, inclusive, of the Public Records of Orange County, Florida.

Tax Lot: 39

Green Building Info

Green Indoor Air Quality: No Smoking-Interior Buildg

Green Energy Efficient: Insulation, Thermostat, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15.4x15.7	Second	15.7	15.4
Primary Bathroom	5.3x9.4	Second	9.4	5.3
Bedroom 1	9.6x10.3	Second	10.3	9.6
Bathroom 2	7.4x7.1	Second	7.1	7.4
Bedroom 2	9.6x10.8	Second	10.8	9.6
Family Room	14.8x18.3	First	18.3	14.8
Dining Room	13.7x11	First	11	13.7
Kitchen	13.1x14.3	First	14.3	13.1

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Pool, Sidewalks, Street Lights

Utilities: Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Touchless Faucet, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Courtyard, Lighting, Sidewalk

Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Contemporary, Florida, Traditional

NewConstructionYN: No

Heating: Electric

Exterior material: Block, Frame, Stucco, Wood Siding

Roof: Shingle

Parking: Curb Parking, Driveway, Garage Door Opener, Ground Level, On-street

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Sentri Lock Box, Call Before Showing, Call Listing Agent, See Remarks, ShowingTime



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