



County: Orange
Property Style: Condominium
Subdiv: PARK LAKE TWNHS
Subdiv/Condo:
Beds: 2, **Baths:** 1/1
Pool: Community
Carport: Yes **Spcls:** 1
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 5,796.00
Average Monthly Fees: 483.00

Status: Active
List Price: \$225,499
LP/SqFt: \$157.47
Year Built: 1972
ADOM: 0 **CDOM:** 0
Heated Area: 1,432 SqFt / 133 SqM
Total Area: 1,432 SqFt / 133 SqM
Total Acreage:
Lot Features:
Flood Zone Code: X

Why pay Winter Park prices when you can live minutes away? Welcome home to this beautifully updated 2-bedroom, 1.5-bath townhouse in the heart of Maitland, where location, lifestyle, and value come together. From the moment you walk in, you'll appreciate the many upgrades already completed, including a gorgeous kitchen with quartz countertops and stainless steel appliances, luxury vinyl plank flooring throughout, new energy-efficient windows and sliding glass doors, updated lighting, an updated half bath, and a new A/C (2022). The home features a spacious, fenced private courtyard. You have a partial garage/carport area, or you can utilize the entire space for outdoor living. Picture a patio furniture set, an outdoor TV, a grilling station, and a safe place for the kids to play or the pets to run around. Upstairs, you will find two HUGE bedrooms joined by a Jack-and-Jill bathroom. You cannot find bedrooms this big in newer homes. Each bedroom easily fits a king-sized bed and all furnishings needed. Both bedrooms have dual closets, and then there is an additional closet on the upstairs landing, so storage space will not be an issue. Outside, you'll discover one of the community's hidden gems—an expansive open green space and Park Lake just steps from your front door. Whether you're walking the dog, enjoying time with the kids, or spending a quiet evening outdoors, you'll love the sense of space and tranquility. And then there's the location, because your lifestyle should be just as important as the features of your home. Imagine grabbing coffee in Winter Park, spending Saturday mornings at Lake Lily, or meeting friends on Park Avenue, all without paying Winter Park prices. With easy access to I-4 and several major healthcare campuses nearby, this home is ideally situated for professionals, commuters, and anyone looking for a low-maintenance lifestyle close to everything. Most of the heavy lifting has already been done. All that's left is for you to move in and make it yours. This one won't last long, so schedule your showing today!

Land, Site, and Tax Information

Legal Desc: PARK LAKE TOWNHOUSES UNIT 1 CB 1/34 APTNO 11

SE/TP/RG: 36-21-29

Subdivision #:

Between US 1 & River:

Tax ID: 36-21-29-6678-01-110

Taxes: \$1,337

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 36-21-29-6678-01-110

Ownership: Fee Simple

Bldg Name/#: N/A

Total # of Floors: 2

Land Lease Y/N: No

Lot Dimensions:

Water Access: Yes-Lake

Zoning: RG-2

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

Annual CDD Fee:

Development:

Block/Parcel: 1

Book/Page: 1-34

Front Exposure: North

Lot #: 110

Other Exemptions:

Subdiv/Condo:

Complex/Comm Name:

Flood Zone Date: 09/25/2009

Floor #: 1

Census Block:

Planned Unit Dev:

Census Tract: 155.01

Lot Size Acres: 0.17

Water Name: PARK LAKE

Water Extras: Yes-Fishing Pier

Lot Size: 7,512 SqFt / 698 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: Public

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Laundry	First	10x6	Luxury Vinyl		
Dining Room	First	20x10	Luxury Vinyl		
Living Room	First	17x14	Luxury Vinyl		
Kitchen	First	13x8	Luxury Vinyl		
Primary Bedroom	Second	18x12	Luxury Vinyl	Dual Closets	
Bedroom 2	Second	14x13	Luxury Vinyl	Dual Closets	

Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Flooring Covering: Luxury Vinyl

Interior Feat: Primary Bedroom Upstairs, Stone Counters, Window Treatments

of Wells:

of Septics:

Exterior Information

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Description:

Ext Features: Courtyard, Private Entrance, Sliding Doors

Pool: Community

Horse Amenities:

Road Surface Type: Asphalt

Assigned Spcls:

Garage Dim: , **Attached Garage Y/N:**

Property Attached:

Architectural Style:

Pool Dimensions:

Fencing: Fenced, Wood

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Buyer Approval Required, Deed Restrictions, Pool

Comm/Assoc Water Feat: Lake

Fee Includes: Common Area Taxes, Community Pool, Manager
HOA / Comm Assn: Yes **HOA Fee:**
Monthly HOA Amount:
Condo Fee: \$483 / Monthly
Max Pet Wt:

HOA Pmt Sched: Monthly
Other Fee:
Monthly Condo Fee: \$483
Pet Restrictions: Any and all restrictions to be verified by the buyer prior to making an offer. All docs should be reviewed and if there are questions, buyer should reach out to the management company.
Years of Ownership Prior to Leasing Required: No

Building Elevator Y/N:No
Mo Maint\$(add HOA): \$0
Housing for Older Per: No

Association Approval Required: Yes

Lease Restrictions: Yes

Approval Process: Application required

Additional Lease Restrictions: Any and all restrictions to be verified by the buyer prior to making an offer. All docs should be reviewed and if there are questions, buyer should reach out to the management company.

Association/Manager Name:Premier Assoc Mgmt/ Angela Timmons

Association Email:

Master Assn/Name:No

Association/Manager Contact Phone:407-333-7787

Association URL:

Master Assn Fee:

Master Assn Ph:

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