



\$550,000

## 1846 BRANCHWATER TRAIL, ORLANDO, FL, US, 32825

<https://livefabuloso.com>

Welcome Home to your picturesque waterfront Place in the Sun. View short walkthrough video. This home offers a NEW LIFESTYLE! [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 3025 sq ft



### Basics

**Status:** Active

**Date added:** Added 2 months ago

**MlsStatus:** Active

### Interior



**Bedrooms:** 4 beds

**Rooms Total:** 10

**Cooling:** Central Air

**Flooring:** Carpet, Ceramic Tile

**Interior Features:** Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

**Pets Allowed:** Cats OK, Dogs OK

**Bathrooms:** 2 baths

**Heating:** Electric, Exhaust Fan, Heat Pump

**Appliances:** Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

**Area:** 3025 sq ft

**FireplaceYN:** true

**Furnished:** Unfurnished

## Exterior & Property Details

**ParkingFeatures:** Garage Door Opener, Ground Level

**Garage Spaces:** 2

**Exterior Features:** Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**PoolPrivateYN:** true

**View:** Water

**Waterfront Features:** Lake Front, Pond

**Lot Size (SqFt):** 8250

**Zoning:** P-D

**Has Garage:** true

**PatioAndPorchFeatures:** Rear Porch, Screened

**Has Pool:** true

**Pool Features:** Gunite, In Ground, Screen Enclosure

**Has Waterfront:** true

**Lot Size (Acres):** 0.19 acres

**Lot Features:** Cleared, In County, Level, Sidewalk

**Flood Zone Code:** X

## Construction

**Type:** Residential

**Year built:** 1993

**ExteriorConstruction:** Block, Stucco, Wood Frame

**NewConstructionYN:** false

**Category:** Single Family Residence

**Foundation:** Slab

**Property Condition:** Completed

**Direction Faces:** East



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## Utilities & Green Energy

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Street Lights, Underground Utilities, Water Connected

**WaterSource:** Public

**Sewer:** Public Sewer

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## Community & HOA

**Community:** CYPRESS SPGS TR 215 PH 03    **AssociationYN:** true

**AssociationName:** Lynn Edwards    **AssociationFee:** 161

**AssociationFeeFrequency:** Quarterly    **AssociationAmenities:** Clubhouse, Fence Restrictions, Park, Playground, Pool, Tennis Court(s), Vehicle Restrictions

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## Nearby School

**Elementary School:** Cypress Springs Elem    **High School:** University High

**Middle Or Junior School:** Legacy Middle

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## Financial & Listing Details

**List Office Name:** CHARLES RUTENBERG REALTY ORLANDO    **STELLAR\_CalculatedListPriceByCalculatedSqFt:** 239.55

**TaxAnnualAmount:** 3237    **OnMarketDate:** 2025-05-12

