

# SOLD 2 Bed Pool Side Condo at The Grande in Downtown Or

**407-434-9175**

206 E. South Street #3031  
Orlando, Florida 32801

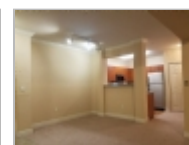
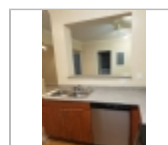
**Price: \$194,900.00** **Size:** 1215 SqFt

**2 Beds 2 Baths Condo**

**Taxes:** \$ 3,075.00

For more information:

[www.thejaymyersteam.com](http://www.thejaymyersteam.com)



## Property Description

LOCATION, LOCATION, LOCATION ~ Start 2018 in this amazing 2 bedroom 2 bath Condo at The Grande in the Heart of Downtown Orlando! 100% MOVE-IN READY ~ NEW STAINLESS STEEL APPLIANCES ~ NEW FLOORING THROUGHOUT ~ THERE ISN'T A BETTER 2 CONDO IN DOWNTOWN ORLANDO! Ready for Owner or Tenant, a GREAT INVESTMENT OPPORTUNITY or Primary Residence. Whether you're a first time home buyer, looking to downsize or a seasoned investor, this is a tremendous opportunity to own in Downtown Orlando. This 1,215 sqft Corner Unit has many upgrades throughout, featuring Windows on 2 sides and perfectly nestled in corner of building for incredible privacy overlooking pool. Some of the features include Split floor plan, 2 Extra Large Walk-In Closets off each Bath and additional closet in Master Bedroom, Crown Molding, updated Fixtures, French Doors that lead you to your Covered Patio overlooking the pool area. Parking is a premium downtown and this 3rd floor corner unit is one of the few that comes w/ 2 parking spaces. Gym, Pool, Courtyard and BBQ area are all included in your low monthly HOA fee. Location is tremendous...Walking distance to the new Dr. Phillips Center for the Performing Arts, Lake Eola, Thornton Park, Amway Center, Hospitals, Sun Rail, Plaza Theaters and all the Downtown Night Life and Restaurants that Orlando has to offer. Major highways are minutes away, 50, 408 and I-4. DO NOT WAIT, Condo won't last long at this offering! Sold AS-IS.

We answer calls 7 days a week at 407-434-9175  
View all of our properties at <http://407sales.com>

Price: \$194,900.00  
206 E. South Street #3031  
Orlando, Florida 32801-3559  
Contact: Orlando Realty & Property Management  
Brian Goodwin  
[Brian@407rentals.com](mailto:Brian@407rentals.com)  
Prospective Buyers: 407-434-9175

TO SET UP A SHOWING, CLICK HERE <http://www.407rentals.com/buying-selling>

Subdivision: Grande Downtown Orlando Condo  
Bedrooms: 2  
Bathrooms: 2  
Property Sub Type: Condo  
Square Ft: 1215  
Year Built: 2002

\*Howard Middle School  
\*Edgewater High School



**ORLANDO REALTY  
& PROPERTY MANAGEMENT**

## Orlando Realty and Property Management

Office Location  
1906 Hillcrest Street (map)  
Orlando, Florida 32803

**Brian Goodwin**  
**407-434-9175**



- \*COMMUNITY Pool!
- \*In Ground Gunite/Concrete Pool
- \*Spa
- \*Slab Foundation
- \*Block, Stone, & Other Exterior Construction
- \*Corner Unit
- \*3rd Floor & Multi-Story
- \*Activity Core/Center
- \*Central Business District
- \*Close To Bus Line
- \*In City Limits
- \*Balcony Sundeck
- \*Covered Parking
- \*French Doors
- \*Irrigation System
- \*Mature Landscaping
- \*Patio/Porch/Deck Covered
- \*Sidewalk
- \*Trees/Landscaped
- \*Under Building Parking
- \*Assigned Parking
- \*Guest Parking
- \*Cable Available
- \*Public Utilities
- \*Central Heating & Air Conditioning
- \*Appliances Included: Disposal, Dryer, Dishwasher, Hot Water Electric, Oven, Microwave Hood, Range, Refrigerator, & Washer.
- \*Living Room/Dining Room Combo
- \*Split Bedroom
- \*Blinds/Shades
- \*Ceiling Fans
- \*Crown Molding
- \*Inside Utility
- \*Smoke Alarms
- \*Unfurnished
- \*Walk In Closet
- \*Washer/Dryer Hookup
- \*Kitchen Features Breakfast Bar & Closet Pantry
- \*Master Bathroom Features Dual Sinks, Garden Bath, & Tub W/Shower
- \*Carpet & Vinyl Flooring
- \*Master Bedroom 12 X 15 W/Carpet Flooring
- \*Kitchen 9 X 7 W/Vinyl Flooring
- \*Living Room 11 X 19 W/Carpet Flooring
- \*2nd Bedroom 11 X 15 W/Carpet Flooring
- \*Dining Room 9 X 7 W/Carpet Flooring
- \*\$478.62 Monthly Required HOA Fee
- \*Deed Restrictions
- \*Community Features: Elevators, Fees Required, Fitness, Gated Community, & Security
- \*Fees Include: Building Exterior, Community Pool, Escrow Reserves Fund, Ground Maintenance, Insurance Building, Maintenance/Repairs, Manager, Pest Control, Recreational Facilities, Roof, Security, Trash Removal, & Water/Sewer
- \*Cash & Conventional Financing Available
- \*Docs Available
- \*Floor Plan Available
- \*HOA Disclosure Available
- \*No Sign
- \*Seller Property Disclosure
- \*Sold AS-IS
- \*Vacant
- \*Bonus To Selling Office

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DRIVING DIRECTIONS: Located on the Corner of South St and Rosalind in downtown Orlando. Main Entrance is on South Street. Guest parking in the back lot on corner of Anderson and Rosalind or on the top floor after going through the gate.

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