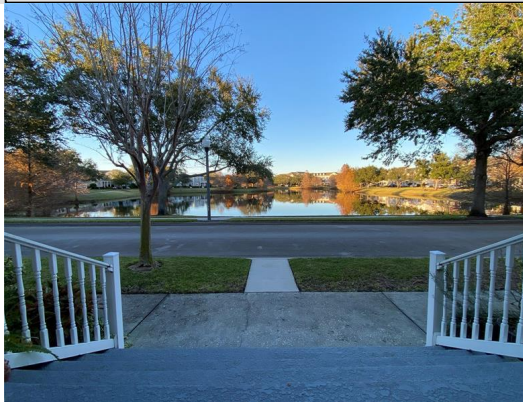


06266659 5342 HORTON LN, ORLANDO, FL 32814

County: Orange
Property Style: Single Family Residence
Subdiv: BALDWIN PARK
Subdiv/Condo:
Beds: 3, **Baths:** 2/0
Pool: Community
Garage: Yes **Attch:** Yes **Spcs:** 2
Home Warranty Y/N:No
New Construction: No
Builder Name: David Weekley Homes
Total Annual Assoc Fees:1,111.00
Average Monthly Fees:92.58

Status: Active
List Price: \$735,000
LP/SqFt: \$507.95
Year Built: 2005
ADOM: 0 **CDOM:** 0
Heated Area:1,447 SqFt / 134 SqM
Total Area: 2,095 SqFt / 195 SqM
Total Acreage: 0 to less than 1/4
Lot Features: In City Limits, Landscaped, Sidewalks, Street Paved
Flood Zone Code:X

Discover Your ONE STORY Dream Home with Unmatched POND VIEWS! Nestled in the heart of Baldwin Park, this 3 bedroom, 2 bath gem offers serene living with breathtaking views of Shea Commons Pond. Imagine unwinding on your spacious (north-facing) front porch, soaking in the tranquil views of the water during the day and the peaceful reflections at night. The well-designed 1,447 sq. ft. layout features elegant plantation shutters, wood flooring, a custom walk-in tub, and an open Great Room with built-ins. The kitchen is one you will appreciate with its upgraded cabinetry, beautiful counters, and spacious breakfast bar. Note, the additional side porch with a small dog run when you view this lovely home. The oversized 2-car garage provides ample space for parking and storage. NEW ROOF 2022 & HVAC 2020. Don't miss your chance to own a home where timeless charm, comfortable living, and stunning pond views come effortlessly together. Baldwin Park amenities include 3 swimming pools, 2 fitness centers, numerous park, walking trails, and more! Downtown Baldwin offers a nice variety of restaurants and shops for your pleasure. Your Baldwin Park oasis awaits you!

Land, Site, and Tax Information

Legal Desc: BALDWIN PARK UNIT 9A 59/71 LOT 1286
SE/TP/RG: 21-22-30
Subdivision #:
Between US 1 & River:
Tax ID: [21-22-30-0530-01-286](#)
Taxes: \$5,323
Homestead: Yes **CDD:** Yes
AG Exemption YN:No
Alt Key/Folio #: 21-22-30-0530-01-286
Ownership: Fee Simple

Zoning: PD/AN
Future Land Use:
No Drive Beach:
Zoning Comp: Yes
Tax Year: 2024
Annual CDD Fee: 1,186
Development:

Block/Parcel: 1
Book/Page: 59-71
Front Exposure: North
Lot #: 1286
Other Exemptions:
Subdiv/Condo:

Bldg Name/#:
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 75x40

Complex/Comm Name: BALDWIN PARK 9A
Flood Zone Date: 09/25/2009
Floor #:
Census Block:
Planned Unit Dev: Yes
Census Tract: 182.02
Lot Size Acres: 0.07 **Lot Size:** 3,000 SqFt / 279 SqM
Water Name: SHEA COMMONS POND

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: BB/HS Internet Available, Cable Available, Fiber Optics, Phone Available, Public, Sprinkler Recycled, Street Lights, Water Connected
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Washer
Flooring Covering: Ceramic Tile, Wood
Interior Feat: Ceiling Fans(s), High Ceiling(s), Stone Counters, Thermostat, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First	15x11	Wood		
Kitchen	First	14x12	Wood		
Dining Room	First	11x10.7	Wood		
Foyer	First	13x6	Wood		
Primary Bedroom	First	13x12.5	Wood	Walk-in Closet	
Bedroom 2	First	10.5x9.1	Wood	Built-in Closet	
Bedroom 3	First	9.9x9.5	Wood	Built-in Closet	
Balcony/Porch/Lanai	First	30x5.5	Concrete		
Balcony/Porch/Lanai	First	10x5.5	Concrete		

Exterior Information

Ext Construction: Block
Roof: Shingle
Foundation: Slab
Property Description:
Ext Features: Irrigation System, Rain Gutters, Sidewalk, Sprinkler Metered
Pool: Community
Pool Features:
View: Water
Horse Amenities:
Road Surface Type: Asphalt, Paved
Road Responsibility:Public Maintained Road

Assigned Spcs:
Garage Dim: 25x18, **Attached Garage Y/N:**Yes
Property Attached:
Architectural Style:Colonial

Pool Dimensions:
Spa: No
Vegetation: Trees/Landscaped

Fencing: Fenced

Green Features**Community Information**

Community Features: Dog Park, Fitness Center, Park, Playground, Pool, Sidewalk
Comm/Assoc Water Feat:Dock, Lake, Public Boat Ramp, Water Access

HOA / Comm Assn: Yes
Monthly HOA Amount: \$93
Max Pet Wt:

HOA Fee: \$555.50 / Required

HOA Pmt Sched: Semi-Annually
Other Fee:
Pet Restrictions: Verify with Baldwin Park ROA, City of Orlando and Orange County
Middle School: Glenridge Middle
High School: Winter Park High
Years of Ownership Prior to Leasing Required: No

Mo Maint\$(add HOA):
Housing for Older Per: No

Elementary School: Baldwin Park Elementary

Association Approval Required: No

Lease Restrictions: Yes

Additional Lease Restrictions: Verify with Baldwin Park ROA, City of Orlando and Orange County

Amenities w/Addnl Fees: \$1034 one time capital contribution / transfer fee charged to buyer at closing via owner's association / Sentry Mgmt. ROA dues are \$555.50 paid every 6 months (\$1,111 annual).

Association/Manager Name: Stacey Fryrear @ Sentry Mgmt

Association Email: SFryrear@BaldwinParkpoa.com

Master Assn/Name: No

Association/Manager Contact Phone: 407-740-5838

Association URL: <http://www.baldwinparkfl.com/>

Master Assn Fee:

Master Assn Ph:

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