



Ron Murray
Magic Realty LLC
(407) 414-5113
ron@sellingcf.com
www.sellingcf.com



3 Beds | 2.5 Baths | 1451 Sqft
\$370,000.00

Experience the balance of modern living, convenience, and community at 1247 Flowing Tide Drive in the Towns at Avalon Ridge community in the heart of Orlando's East Side. This townhome, built in 2019, offers 1,451 square feet of spacious living area, including three bedrooms, two and a half bathrooms, a loft area, a screened patio, and a one-car garage. Upon entering, you'll be greeted by a sunlit open floor plan that flows seamlessly from the foyer to the living and dining areas, making it an ideal space for entertaining. The gourmet kitchen is a chef's dream, equipped with state-of-the-art stainless steel appliances, pristine granite countertops, and a spacious island perfect for gatherings. Open the sliding glass doors to reveal a private screened patio where you can relax in the Florida sun or enjoy pest-free outdoor dining. The second floor features a luxurious primary suite with a spacious walk-in closet and an ensuite bathroom featuring dual sinks and a contemporary shower. Two additional well-appointed bedrooms share a full bathroom with a relaxing tub. The laundry room is conveniently located on the same level for added ease. The second floor also features a small loft area that can be used as a quiet reading nook, study area, or a small play area. Other notable features of this home include a one-car garage, energy-efficient windows, cutting-edge smart thermostat, a prime location with easy access to major highways 408, 528, and 417, Avalon Park, Waterford Lakes, UCF, and a variety of shopping, dining, and entertainment options. The Towns at Avalon Ridge community offers amenities that prioritize your lifestyle, including a refreshing pool, ample guest

Information provided is for consumer's personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but not guaranteed.