

Cross Property 360 Property View

859 NEUSE AVENUE, ORLANDO, Florida 32804

Listing

06286525 859 NEUSE AVE, ORLANDO, FL 32804

County: Orange
Subdiv: SUNSHINE GARDENS
Subdiv/Condo:
Beds: 2
Baths: 1/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: No **Attch:** **Spes:**
Garage/Parking Features: Driveway
Assigned Spes:
LP/SqFt: \$373.49
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: X

Status: Active
On Market Date: 03/04/2025
List Price: \$278,999
Year Built: 1953
Special Sale: None
ADOM: 110
CDOM: 110
Pets:
Max Times per Yr:
Carport: No **Spes:**
Heated Area: 747 SqFt / 69 SqM
Total Area: 772 SqFt / 72 SqM

3D Tour available! Back on the market with fantastic UPGRADES! Now offering a brand-new fence around the entire property, providing privacy and making it ideal for outdoor enjoyment since the huge backyard offers endless potential for entertaining or relaxing. Additional enhancements include new upgraded soffits all around, upgraded closet doors for a cleaner look, and a tankless water heater cabinet door for added storage convenience. Renovated and move-in ready, this charming home is located in the highly sought-after College Park neighborhood, just minutes from Winter Park, Lake Killarney, and the Packing District. Enjoy easy access to I-4, shopping, dining, and a nearby sports complex—all while tucked away in a quiet residential setting. Situated on a large lot with a charming gazebo, the property features a paved driveway and walkways leading to both the front and side entrances for added convenience. Inside, updates include new windows, fresh paint, updated flooring, and a fully renovated kitchen and bathroom. The kitchen showcases quartz countertops, a sleek peninsula, new appliances, and a space-saving washer/dryer combo. Other highlights include a new roof and Energy Star-rated split AC/heater units in every room, delivering excellent energy efficiency. Don't miss this exceptional opportunity in one of Orlando's most desirable areas!

Land, Site, and Tax Information**Legal Desc:** SUNSHINE GARDENS L/79 LOT 15 BLK B**SE/TP/RG:** 02-22-29**Subdivision #:****Between US 1 & River:****Tax ID:** [02-22-29-8472-02-150](#)**Taxes:** \$3,275**Homestead:** No**Alt Key/Folio #:** 292202847202150**Zoning:** R-1A**Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**AG Exemption YN:****Block/Parcel:** B**Front Exposure:** South**Lot #:** 15**Other Exemptions:****Ownership:** Fee Simple**Flood Zone:** X**Floors in Unit/Home:** One**Book/Page:** L-79**Total # of Floors:** 1**Land Lease Y/N:** No**Lot Dimensions:****Land Lease Fee:****CDD:** No **Annual CDD Fee:****Complex/Comm Name:****Flood Zone Date:****Floor #:****Census Block:****Bldg Name/#:****Flood Zone Panel:****Planned Unit Dev:****Census Tract:****Lot Size Acres:** 0.16**Lot Size:** 7,000 SqFt / 650 SqM**Interior Information****A/C:** Mini-Split Unit(s)**Heat/Fuel:** Electric, Wall Units / Window Unit**Utilities:** Electricity Connected, Water Available**Sewer:** Septic Tank**Water:** Public**Furnishings:** Unfurnished**Fireplace:** No**Heated Area Source:** Public Records**Appliances Incl:** Disposal, Dryer, Microwave, Range, Refrigerator, Washer**Flooring Covering:** Luxury Vinyl**Interior Feat:** Ceiling Fans(s)

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	14x12	Luxury Vinyl		Ceiling Fan(s)
Primary Bedroom	First	11x12	Luxury Vinyl	Storage Closet	Ceiling Fan(s)
Bedroom 2	First	8x12	Luxury Vinyl	Storage Closet	Ceiling Fan(s)
Kitchen	First	10x10	Luxury Vinyl		Stone Counters

Exterior Information**Other Structures:** Cabana, Gazebo**Ext Construction:** Block**Roof:** Membrane**Property Description:****Ext Features:** Sidewalk**Pool:** None**Pool Features:****Patio And Porch Features:** Front Porch, Patio, Side Porch**Foundation:** Slab**Garage/Parking Features:** Driveway**Road Surface Type:** Paved**Horse Amenities:****Garage Dim:****Architectural Style:****Pool Dimensions:****Spa:****Fencing:** Fenced, Wood**Green Features**

Community Information

HOA Pmt Sched:

Master Assn/Name: No

Condo Fee:

Elementary School: [Killarney Elem](#)

Lease Restrictions: No

Mo Maint\$(add HOA):

Master Assn Fee:

Other Fee:

Middle School: [College Park Middle](#) High School: [Edgewater High](#)

Master Assn Ph:

Housing for Older Per: No

Realtor Information

List Agent: [Cindy Ochoa Molero](#)List Agent E-mail: Realtorcindychoa@gmail.com

List Agent ID: 261225147

List Agent Fax: 407-207-2101

List Agent Direct: 407-451-5780

List Agent Cell: 407-451-5780

Call Center #:

List Office ID: 50344

List Office Phone: 407-207-2220

LP/SqFt: \$373.49

Expiration Date:

List Office: [FLORIDA REALTY INVESTMENTS](#)

Original Price: \$310,000

On Market Date: 03/04/2025

Previous Price: \$279,999

Seller Representation: Single Agent w/ Consent to Transition

Occupant Type: Vacant

Owner: MY BEE CONSTRUCTION LLC

Financing Avail: Cash, Conventional, FHA

Confidential Info:

Showing Instructions: Lockbox, Use ShowingTime Button

Showing Considerations:

Driving Directions: From Lee Road, Turn Left on Adanson Street, then turn left on Neuse Ave, House is located on the left side of the road

Realtor Remarks: Loan programs available with preferred lender: FHA 100% financing, conventional 1% down and/or rates in the mid 5's, conditions apply. It has been confirmed with a mortgage broker that the Split AC/heater system will pass FHA as it meets the requirements to be Energy Star rated. Please verify.

Seller's Preferred Closing Agent

Closing Agent Name: Caroline Borling

Phone: 4074479407

Email: caroline@dominiontc.com

Fax:

Address: 1005 Delridge Avenue Orlando, Florida 32804

Closing Company Name: Dominion Title Company

06286525	Orange	Cindy Ochoa Molero	07/12/2025	11:00 AM-2:00 PM	Public		
06286525	Orange	Cindy Ochoa Molero	07/13/2025	11:00 AM-2:00 PM	Public		
MLS#	Change	List Price/	Address	Beds	List Date	Zip Code	Current List Office
PType-County	Type Y Dt	Sold Price	City	SqFt	Tax ID		List Agt
06286525	BOM, 07/09/2025	\$278,999	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06286525	DECR, 07/09/2025	\$278,999	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06286525	TOM, 06/21/2025	\$279,999	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06286525	DECR, 06/09/2025	\$279,999	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06286525	DECR, 05/16/2025	\$289,999	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06286525	DECR, 04/18/2025	\$294,999	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06286525	DECR, 03/24/2025	\$299,999	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06286525	NEW, 03/04/2025	\$310,000	859 NEUSE AVE	2	03/04/2025	32804	FLORIDA REALTY INVESTMENTS
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Cindy Ochoa Molero
06212227	SLD, 07/03/2024	\$170,000	859 NEUSE AVE	2	06/06/2024	32804	HYSER LLC
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Molly Nichols
06212227	PNC, 06/11/2024	\$199,900	859 NEUSE AVE	2	06/06/2024	32804	HYSER LLC
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Molly Nichols
06212227	NEW, 06/06/2024	\$199,900	859 NEUSE AVE	2	06/06/2024	32804	HYSER LLC
RESI-Orange			ORLANDO	747	02-22-29-8472-02-150		Molly Nichols

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