



860 N Orange Avenue Unit 428

\$285,000

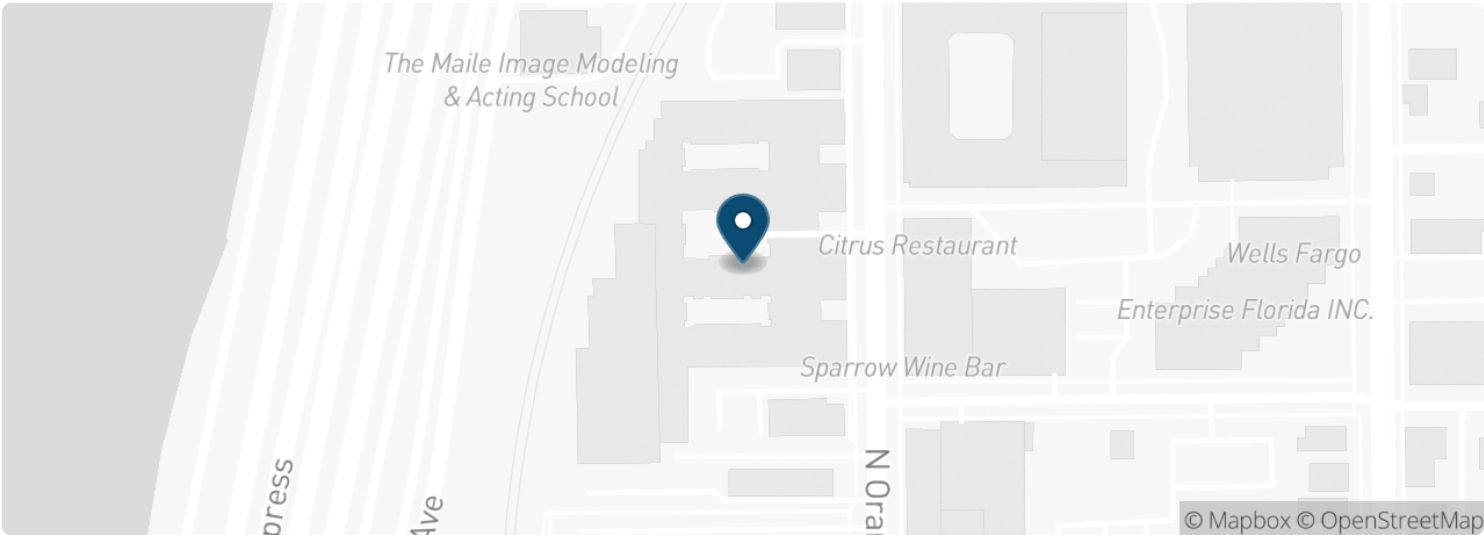
Condominium · Orlando, FL 32801

2 beds	2 baths	1,070 sqft
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Year built 2000	Price per sqft \$266	Days on market 524 days	Listed May 2, 2025	MLS # O6305495
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Property overview

About this property

Price Improvement! Welcome to Park North at Cheney Place, a Pet Friendly North of Downtown Orlando Community! This spacious, affordably priced top-floor condominium features built-ins, including a desk with storage and a bookshelf. The private patio overlooks one of two tropically landscaped swimming pools. This condo is a split plan, two-bedroom layout, each with a walk-in closet and volume ceilings. The unit also has a rare wood-burning fireplace. The luxury vinyl plank runs seamlessly throughout the condo. The kitchen offers ample storage, featuring a pantry and a breakfast bar that overlooks the living room. The condominium has one deeded parking space in the enclosed garage, and the Association offers additional spaces for rent if needed. Park North offers convenient amenities, including two tropical pools, two fenced dog exercise areas, cardio and strength training rooms, a conference room, and a community room equipped with a billiards table. Water and sewer are included in the low monthly condo fee of only \$518. Park North is in the prime "North Downtown" neighborhood, with the Urban Trail adjacent to the property. Restaurants, recreation, attractions, nightlife, and cultural events are easily accessible. The pedestrian walkway conveniently located at the southern property line provides quick access to the I-4 Express Lanes, the 408 Freeway, and downtown. Photos taken prior to tenant occupancy!

Key features

LEVELS

One

LOT

8,484 sqft

FACES

Southwest

PARKING

1-car garage, Deeded, Assigned, Common

VIEW

Garden, Pool

COMMUNITY

Gated · Clubhouse, Pool, Fitness Center

HOA COVERS

Pest Control, Water, Maintenance Grounds, Trash, Insurance, Maintenance Structure, Sewer

PETS

Number Limit, Breed Restrictions

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	2000
Faces	Southwest	Rooms	8
Building stories	4	Living area	1,070 sqft
Total building area	1,070 sqft	Architectural style	Mediterranean
Levels	One	Bedrooms	2
Bathrooms	2	Full bathrooms	2
Cooling	Central Air	Heating	Central
Lot size	8,484 sqft	Construction materials	Stucco
Lot features	Near Public Transit, City Lot	Roof	Shingle

Accommodation & amenities

Appliances	Dryer, Refrigerator, Microwave, Range, Washer, Dishwasher	Flooring	Luxury Vinyl
Laundry	Laundry Closet, Washer Hookup, Inside, Electric Dryer Hookup	Exterior features	Balcony, Lighting, Other, Rain Gutters, Dog Run
Pool features	Gunite, In Ground	View	Garden, Pool

Parking & access

Garage spaces	1	Covered spaces	1
Parking features	Deeded, Assigned, Common	Road surface	Asphalt
Security features	Fire Alarm, Key Card Entry, Smoke Detector(s), Fire Sprinkler System, Security Gate, Gated Community, Closed Circuit Camera(s)		

Community & HOA

Homeowners association	Yes	Primary association	BRIDGETTE ROSS
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association fee includes	Pest Control, Water, Maintenance Grounds, Trash, Insurance, Maintenance Structure, Sewer
Community features	Clubhouse, Pool, Fitness Center, Sidewalks	Pets allowed	Number Limit, Breed Restrictions

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Available, Sewer Connected		
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Floor plans



Anastasia

B4

Two Bedroom/Two Bath

1,170 square feet

Square footage is approximate – Amenities subject to change

Price & sale history

Asking price reduced by \$20,000 (6.6%) since first listed.

Date	Event	Price	Change
Jul 21, 2025	Price reduced MLS #O6305495	\$285,000	-6.6% -\$20,000
May 2, 2025	Listed for sale MLS #O6305495	\$305,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT