



6312 Buford Street Unit 708

\$392,500

Condominium · Orlando, FL 32835

3

beds

3

baths

2,345

sqft



[View online](#)

Year built
2005

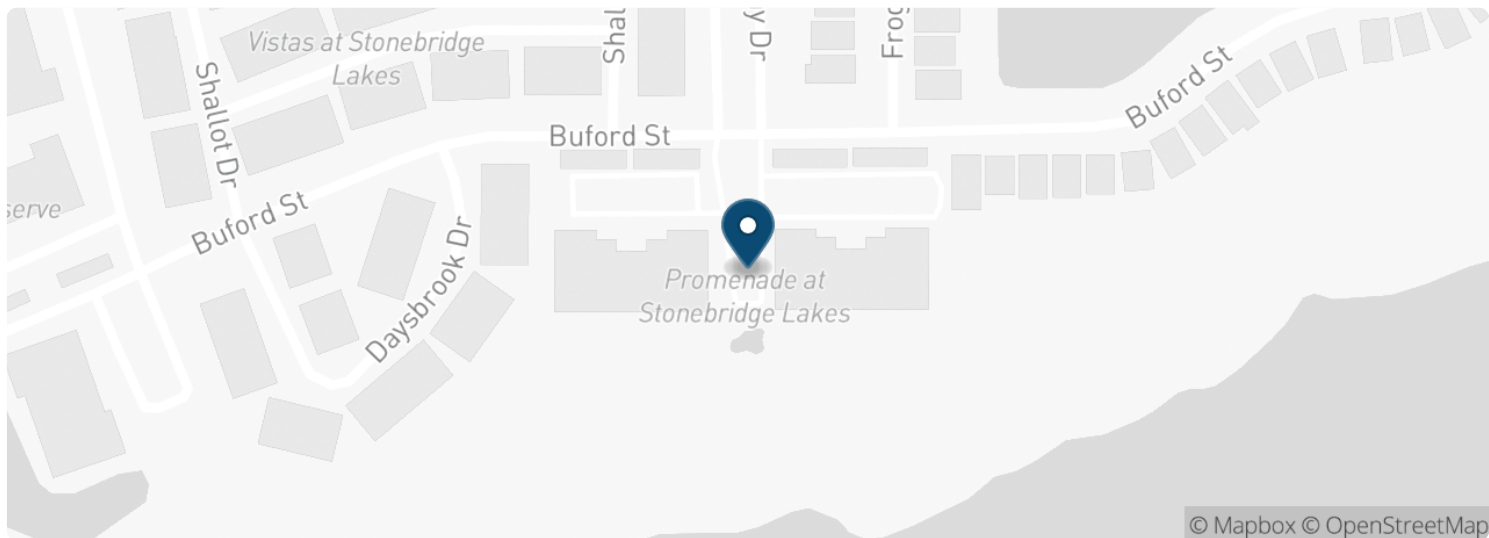
Price per sqft
\$167

Days on market
101 days

Listed
Jun 29, 2026

HOA
\$705 Monthly

MLS #
O6417762



Property overview

About this property

INTERNET/CABLE, WATER, TRASH & PEST CONTROL INCLUDED in HOA.

Experience breathtaking LAKEFRONT living from this spectacular 7th-floor END-UNIT condominium in the coveted Promenade Condominiums. Overlooking Turkey Lake, this exceptional 3-bedroom, 2.5-bath residence offers 2,435 square feet of open living space, the largest floor plan in the community, and showcases unobstructed panoramic water views, stunning sunsets, refreshing breezes, and even nightly fireworks displays all from the comfort of your balcony. This is a rare opportunity to own one of the most sought-after floor plans with a birds eye views from every room. The spacious and versatile open-concept layout is designed for both comfortable everyday living and effortless entertaining. Expansive sliding doors lead to the impressive 31' x 9' balcony, creating a seamless indoor-outdoor living experience with spectacular lake views. Feel inspired to create a meal in the all-white kitchen that flows seamlessly into the main living areas and features a breakfast bar, abundant counter space, with glass front storage cabinetry to showcase your finest dinnerware, making it ideal for hosting family and friends. A separate dining room and breakfast nook with a charming Juliette balcony provide additional gathering spaces. The thoughtfully designed split-bedroom floor plan offers privacy for owners and guests alike. The oversized primary suite serves as a private retreat with direct balcony access, dual closets, and an en-suite bath featuring a dual sink vanity, whirlpool tub, and newly enhanced walk-in shower. A generously sized second bedroom offers exceptional flexibility that could easily be converted into a private en-suite, creating an ideal guest retreat or multigenerational living space. Nearby are the third bedroom and half bath. Additional highlights include a interior laundry room equipped with washer and dryer, elevator access in each building, and a dedicated covered parking space located beneath the building. Residents enjoy an exceptional array of amenities, including a resort-style swimming pool, fitness center, fishing pier, gated community entrance, and coded building access for enhanced security. . Combining luxury, convenience, and some of the finest views in the area, this exceptional lakefront residence offers a truly unmatched lifestyle. Nestled in one of Orlando’s most sought-after locations, this residence offers not just a home but a lifestyle. You'll enjoy unparalleled access to everything the city has to offer. The Mall of Millenia is just minutes away with world-class shopping and dining options, while the nearby Florida Turnpike and International Drive make commuting a breeze. For professors, faculty or students alike, Valencia College West Campus is located less than 1.5 miles from community. For those adventure seeking enthusiasts, Disney, Epic Universe, Universal Studios, and SeaWorld are all within a short drive, making this the perfect base for exploring the best of Central Florida. Despite its proximity to these major attractions, the community offers a peaceful, resort-like atmosphere, providing a tranquil retreat. This prime location truly offers the best of both worlds—an oasis of calm amidst the excitement of Orlando’s top

Key features

LEVELS
One
LOT
20,395 sqft
FACES
South
PARKING
Covered, Guest, Assigned
OUTDOOR
Covered, Deck, Patio
VIEW
Pool, Water, Trees/Woods
COMMUNITY
Gated · Clubhouse, Pool, Fitness Center, Lake, Fishing
HOA COVERS
Pest Control, Water, Maintenance Grounds, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure, Sewer
PETS
Allowed

destinations. Don't miss the opportunity to own this exceptional property. Call agent today to schedule your private tour!

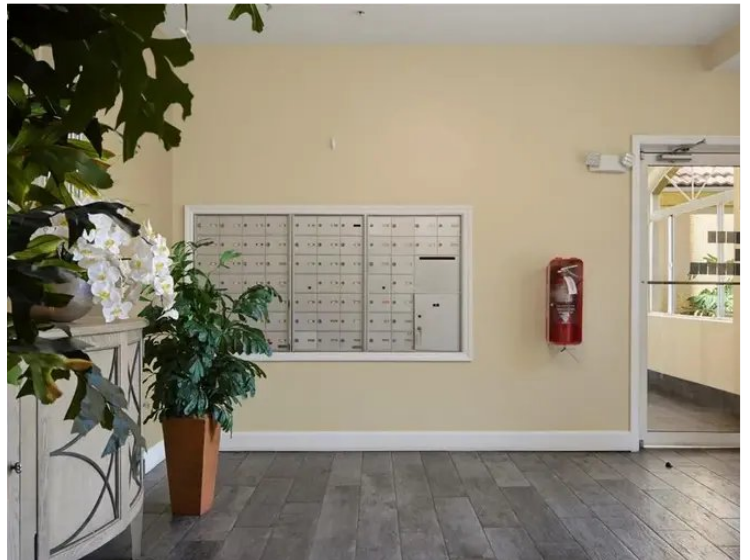
Seller information

SELLER OFFERING \$5000 CONCESSIONS FOR RATE BUY DOWN AND/OR CLOSING COSTS WITH ACCEPTABLE OFFER.

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	2005
Faces	South	Rooms	11
Building stories	8	Living area	2,345 sqft
Total building area	2,345 sqft	Levels	One
Bedrooms	3	Bathrooms	3
Full bathrooms	2	Half bathrooms	1
Cooling	Central Air	Heating	Central
Lot size	20,395 sqft	Water body	TURKEY LAKE
Construction materials	Block, Stucco	Roof	Other
Waterfront	Lake Front		

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Ceramic Tile
Laundry	Inside, Laundry Room	Exterior features	Balcony
Patio and porch	Covered, Deck, Patio	Pool features	Gunite, Salt Water, Heated
View	Pool, Water, Trees/Woods	Window features	Blinds

Parking & access

Carport	Yes	Carport spaces	1
Covered spaces	1	Parking features	Covered, Guest, Assigned
Road surface	Paved	Common walls	End Unit
Security features	Key Card Entry, Fire Sprinkler System, Gated Community		

Community & HOA

Primary association	Beacon Community Management - Jazmine Rojas	Primary association fee	\$670
Primary fee frequency	Monthly	Secondary association	Sentry Management
Secondary association fee	\$35	Secondary fee frequency	Monthly
Land lease	No	Senior community	No
Association amenities	Clubhouse, Fitness Center, Maintenance, Gated, Pool, Elevator(s)		
Association fee includes	Pest Control, Water, Maintenance Grounds, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure, Sewer		
Community features	Clubhouse, Pool, Fitness Center, Lake, Fishing, Sidewalks	Pets allowed	Yes

Utilities & services

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



Price & sale history

Asking price reduced by \$32,500 (7.6%) since first listed.

Date	Event	Price	Change
Oct 6, 2026	Price reduced MLS #O6417762	\$392,500	-5.4% -\$22,500
Sep 3, 2026	Price reduced MLS #O6417762	\$415,000	-2.4% -\$10,000
Jun 29, 2026	Listed for sale MLS #O6417762	\$425,000	—
Dec 29, 2015	Sold MLS #O5359548	\$285,000	—
Aug 17, 2015	Price reduced MLS #O5359548	\$294,900	-4.9% -\$15,100
Apr 14, 2015	Listed for sale MLS #O5359548	\$310,000	—

History may be incomplete.

Stellar MLS / IDX



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