



7174 Regina Way

\$589,990

Townhouse · Orlando, FL 32819

3

beds

3

baths

2,489

sqft



[View online](#)

Year built
2006

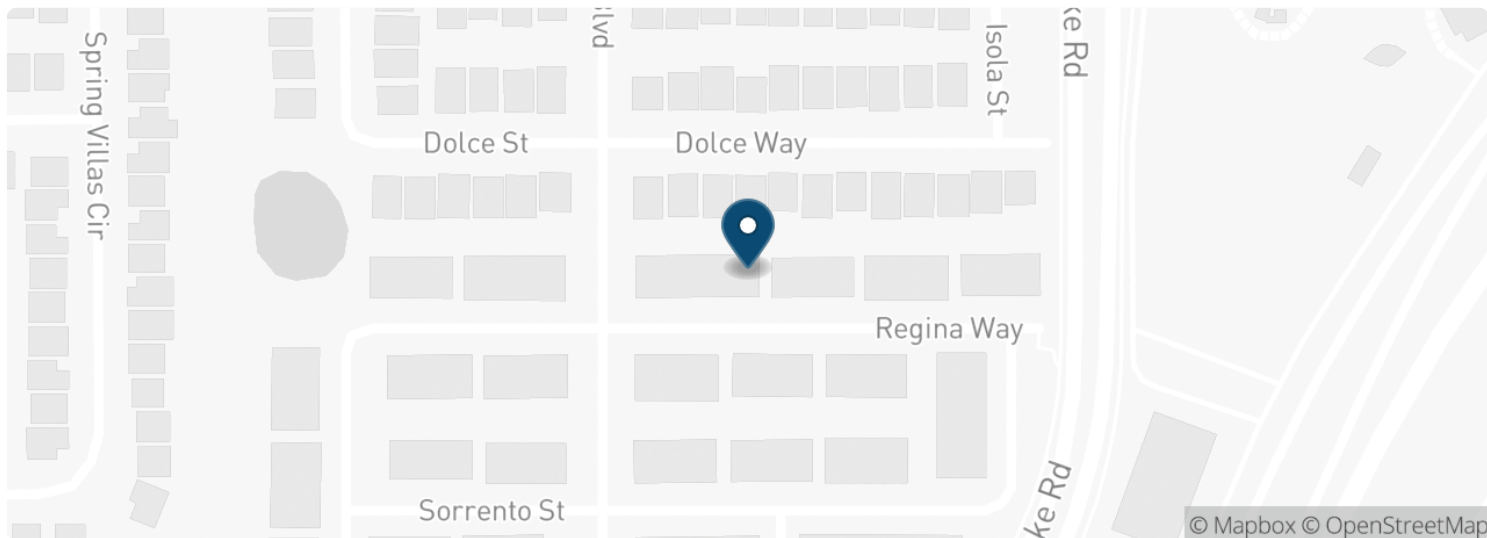
Price per sqft
\$237

Days on market
95 days

Listed
Jul 5, 2026

HOA
\$1,407 Quarterly

MLS #
O6421371



Property overview

About this property

"One or more photo(s) was virtually staged. **END UNIT** **VINYL FLOORING **
2-CAR GARAGE Welcome to the very exclusive gated community of Toscana in Dr. Phillips. This beautiful Italian/Mediterranean style unit was well maintained . You will love this TWO FLOORS home with its open floor plan. The grand open floor plan greets you with massive soaring 20-foot ceilings, and grand details throughout. The oversized kitchen features 48" LEVEL cabinets, and a great breakfast area. The dining room has a chandelier that complements the wall. The newly replaced vinyl flooring combines well with the tiles on first floor. Custom crown molding, vaulted ceilings, upgraded lighting fixtures and ceiling fans in the bedrooms. The large and luxurious master suite is a retreat for owners, including double-door entry, HUGE double walk-in closets and a spacious bathroom. There?s also a half-fenced backyard for extra privacy. HOA COVERS EVERYTHING for care-free, worry-free living. Residents enjoy landscaped grounds and a large pool & spa, as well as a fitness center in the clubhouse. The PERFECT location - located on the corner of Turkey Lake & Sand Lake, puts you close to dining, shopping, and I-4, with UNIVERSALORLANDO RESORT JUST UP THE STREET!! Don?t wait on this one -- Move-in-ready Central Located in the heart of Dr. Phillips and nestled among the three major theme parks, Disney World, Universal Orlando and Sea World!!

Key features

LEVELS

Two

LOT

3,566 sqft

FACES

South

PARKING

2-car garage, Driveway

COMMUNITY

Gated · Clubhouse, Pool, Fitness Center

HOA COVERS

Maintenance Grounds, Maintenance Structure

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Townhouse	Year built	2006
Attached property	Yes	Faces	South
Rooms	7	Living area	2,489 sqft
Total building area	3,245 sqft	Levels	Two
Bedrooms	3	Bathrooms	3
Full bathrooms	2	Half bathrooms	1
Fireplace	Yes	Cooling	Central Air
Fireplace features	Decorative	Heating	Electric
Lot size	3,566 sqft	Construction materials	Stucco
Fencing	Vinyl	Roof	Tile

Accommodation & amenities

Appliances	Disposal, Convection Oven, Refrigerator, Microwave, Range, Dishwasher	Flooring	Vinyl, Carpet
Laundry	Laundry Room	Exterior features	Private Yard, Rain Gutters

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	Garage Door Opener, Driveway	Road surface	Asphalt
Common walls	End Unit	Security features	Gated Community

Community & HOA

Primary association	Leland Management/Thomas Dondey	Primary association fee	\$1,407
Primary fee frequency	Quarterly	Land lease	No
Senior community	No	Association fee includes	Maintenance Grounds, Maintenance Structure
Community features	Clubhouse, Pool, Fitness Center, Sidewalks	Pets allowed	Yes

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected
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Price & sale history

Asking price reduced by \$10,000 (1.7%) since first listed.

Date	Event	Price	Change
Sep 6, 2026	Price reduced MLS #O6421371	\$589,990	-1.7% -\$10,000
Jul 5, 2026	Listed for sale MLS #O6421371	\$599,990	—

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