



2362 Addalia Alley

\$749,000

Townhouse · Orlando, FL 32804

3

beds

4

baths

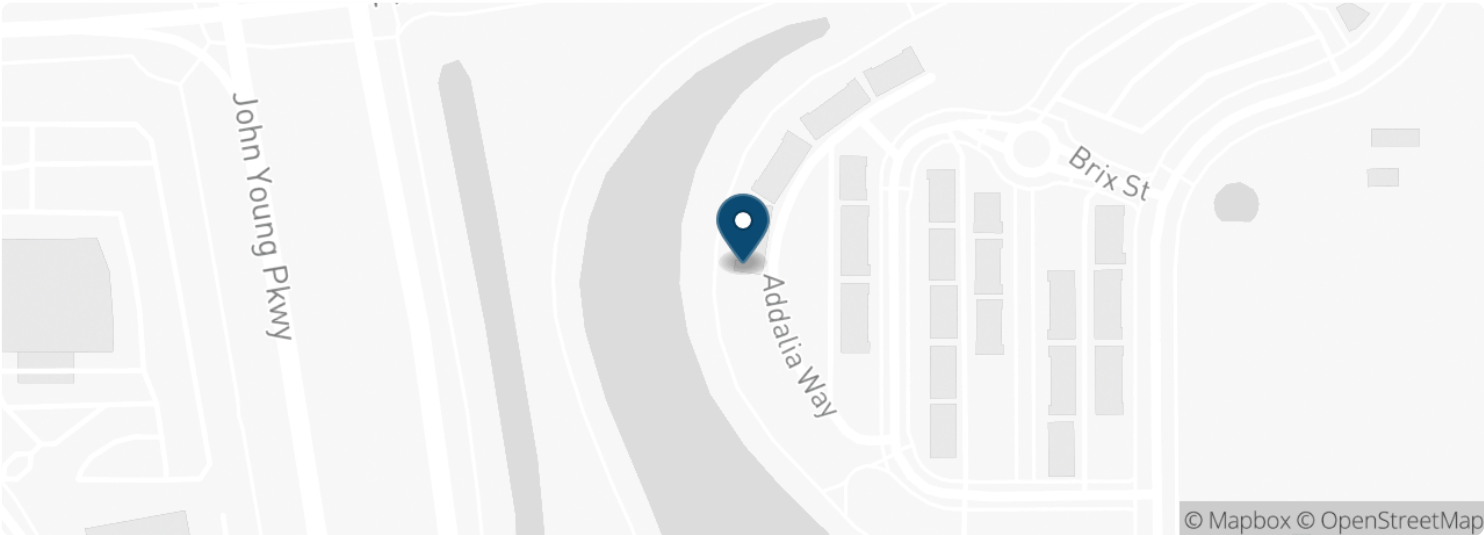
2,085

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2024	\$359	54 days	Aug 15, 2026	\$192 Monthly	O6433868



Property overview

About this property

WELCOME HOME TO BRIX AT THE PACKING DISTRICT! This stunning 4-story luxury townhome design offers, generous living spaces, beautiful lake views, and an exceptional rooftop lifestyle. With 2,085 square feet of heated living area, this thoughtfully designed home combines comfort, style, and low-maintenance living in one of Orlando's most exciting new communities. The first floor welcomes you with a private bedroom featuring its own en-suite bathroom, ideal for guests, a home office, or multigenerational living, along with convenient access to the spacious two-car garage. Upstairs, the second floor is designed for gathering and entertaining, featuring a bright open-concept layout with a beautifully appointed kitchen, quartz countertops, designer backsplash, premium appliances, and a large island that flows seamlessly into the dining and living areas. A conveniently located half bath on this level provides a dedicated guest bathroom while entertaining. The third floor provides a relaxing retreat with the spacious primary suite and an additional bedroom, each featuring its own private en-suite bathroom. All three bedrooms in the home have their own private en-suite bathrooms, offering exceptional comfort and privacy. A walk-in laundry room adds everyday convenience. The fourth floor is where this home truly stands apart. Step outside onto your private rooftop terrace and enjoy peaceful lake views along with views of the surrounding Orlando skyline. It's the perfect setting for morning coffee, evening cocktails, entertaining friends, or simply relaxing and enjoying the scenery. The rooftop level also offers additional indoor living space and a summer kitchen, creating a wonderful extension of the home for year-round enjoyment. Located in The Packing District, residents enjoy a vibrant, connected lifestyle with easy access to the community's scenic trail, YMCA, tennis center, and nearby recreational amenities. The neighborhood continues to grow with exciting additions including Publix, shops, dining, and other conveniences planned nearby. Enjoy contemporary urban living, beautiful water views, and an exceptional rooftop lifestyle—all just minutes from Downtown Orlando.

Seller information

LIMITED-TIME BUYER INCENTIVE: Seller is offering up to \$10,000 toward buyer closing costs, prepaids, interest-rate buy-down, or price reduction with an acceptable full-price contract submitted by September 30, 2026, subject to lender approval and applicable guidelines.

Key features

LEVELS

Three Or More

LOT

2,090 sqft

FACES

West

PARKING

2-car garage

COMMUNITY

Playground, Park

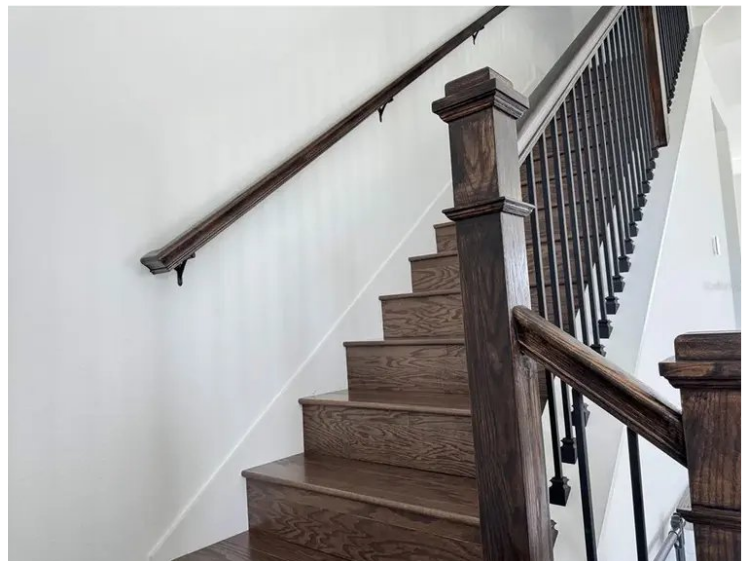
HOA COVERS

Maintenance Grounds, Cable TV,
Maintenance Structure

PETS

Allowed

Property gallery



Property gallery



Designer Appointed Features | ARCHITECTURAL SELECTIONS

Designer Appointed Features are home details and finishes selected by the licensed design professionals responsible for the design of the home. Features are subject to change without notice.



- 1. STRUCTURAL OPTION
Option name
Option description
- 2. STRUCTURAL OPTION
Option name
Option description
- 3. STRUCTURAL OPTION
Option name
Option description
- 4. STRUCTURAL OPTION
Option name
Option description

THE BRIX AT THE PARKING DISTRICT | NOVA ELITE MODERN II

Program, rendering, and floor plan are for representative purposes only and are not intended to be used as a basis for construction. All dimensions are subject to field verification. Plans and offers subject to change without notice. Features and finishes are subject to change without notice. All dimensions are subject to field verification. Plans and offers subject to change without notice.

Property & ownership details

Home

Property type	Townhouse	Year built	2024
Faces	West	Rooms	7
Building stories	4	Living area	2,085 sqft
Total building area	3,154 sqft	Levels	Three Or More
Bedrooms	3	Bathrooms	4
Full bathrooms	3	Half bathrooms	1
Cooling	Central Air	Heating	Natural Gas, Electric
Lot size	2,090 sqft	Construction materials	Vinyl Siding, Block, Stucco
Roof	Other		

Accommodation & amenities

Appliances	Disposal, Tankless Water Heater, Dryer, Refrigerator, Range Hood, Microwave, Range, Washer, Dishwasher		
Flooring	Carpet, Engineered Hardwood	Laundry	Laundry Room
Exterior features	Lighting, Rain Gutters	Window features	Double Pane Windows

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt
Security features	Fire Alarm, Smoke Detector(s)		

Community & HOA

Primary association	Don Asher & Associates, Inc / Laura Caprio	Primary association fee	\$192
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association fee includes	Maintenance Grounds, Cable TV, Maintenance Structure
Community features	Playground, Park, Sidewalks	Pets allowed	Yes

Utilities & services

Utilities	Cable Available, Water Connected, Phone Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities		
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Price & sale history

Date	Event	Price	Change
Aug 15, 2026	Listed for sale MLS #O6433868	\$749,000	—

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