



6030 Arbor Watch Loop

Single Family Residence · Orlando, FL 32829

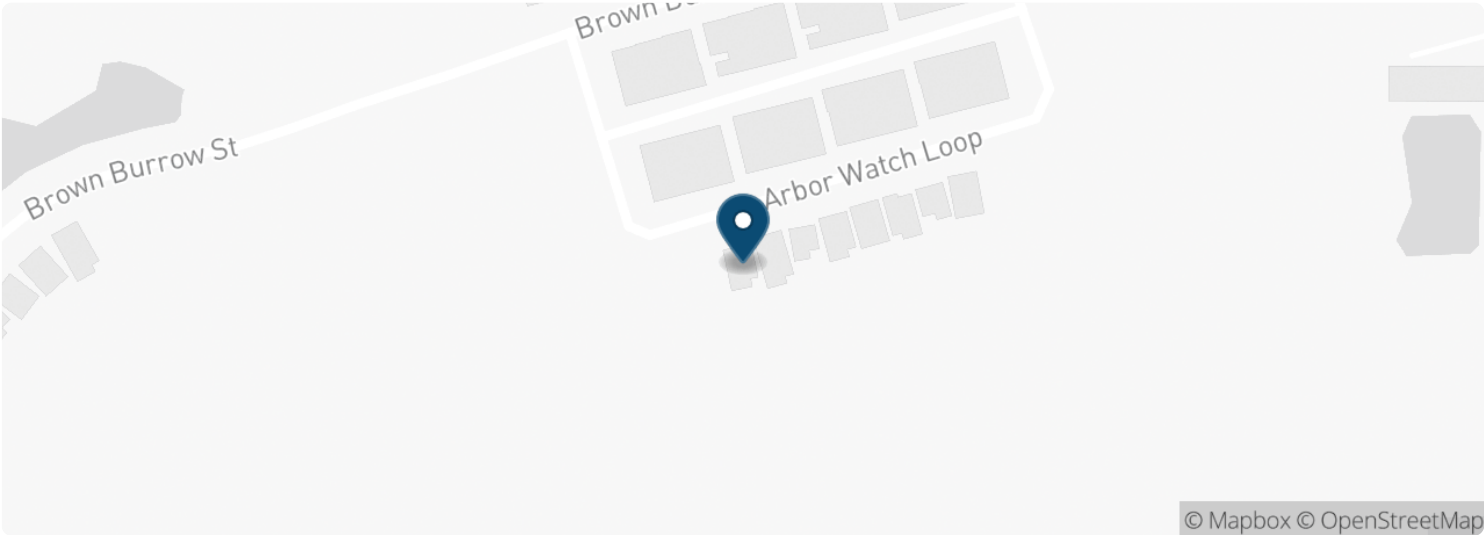
\$664,000

4 beds | 4 baths | 2,860 sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2023	\$232	51 days	Aug 18, 2026	\$88 Monthly	O6434426



Property overview

About this property

Some homes you tour. This one you settle into. It starts with the light. A corner waterfront lot in Pinewood Reserve gives this home something interior lots simply can't — open sky on two sides, pond views out back, and windows where most homes have walls. Morning sun crosses the kitchen island before you've finished the first cup of coffee. Evenings, the water goes gold. The kitchen is where the house gathers. Crisp cabinetry, upgraded counters, built-in appliances, and an island long enough that no one has to move out of the way when someone needs the sink. It was finished with real cooking in mind, not just resale. Behind it, a wall of custom sliding glass opens the living area straight onto the paver patio. Slide it open on a Saturday and the line between inside and out disappears. Close it in August and the room still glows. The primary suite sits on the main level — dual vanities, a walk-in shower, and a closet system that's already organized before you unpack the first box. Being downstairs means the rest of the house can be busy while you are not. Upstairs, wide-plank flooring runs throughout: quiet, warm underfoot, and unbothered by whatever gets spilled on it. Spacious secondary bedrooms, a genuine laundry room with upgraded storage, and a bonus room that becomes whatever the year asks of it — media room, home gym, studio, playroom. Then there's the part you'll feel in the mailbox. A fully owned solar system conveys with the home — no lease, no transfer fee, no payment inherited from anyone. Just a smaller bill, starting the day you close. Step outside the front door to a resort-style pool, playground, and shaded nature trails. Beyond the community, Lake Nona, Orlando International Airport, Waterford Lakes, and downtown Orlando are all a short drive — close to everything, quiet where it counts. Move-in ready, solar is paid off and included in asking price of home, with nothing left to fix and nothing waiting to surprise you. The seller is motivated and ready to talk.

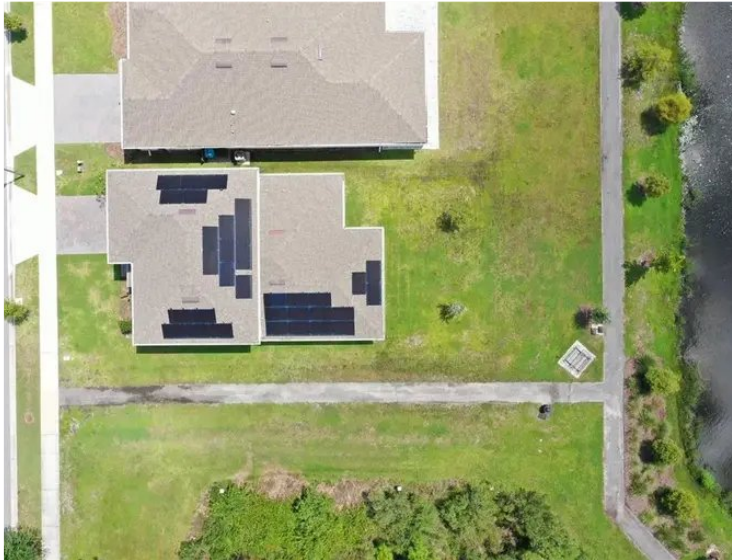
Key features

LEVELS
Two
LOT
6,000 sqft
FACES
Northeast
PARKING
2-car garage, Driveway
OUTDOOR
Rear Porch, Covered
VIEW
Water, Trees/Woods
COMMUNITY
Pool, Playground, Park
PETS
Dogs OK, Cats OK, Allowed

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2023
Faces	Northeast	Rooms	11
Living area	2,860 sqft	Total building area	3,628 sqft
Architectural style	Mediterranean	Levels	Two
Bedrooms	4	Bathrooms	4
Full bathrooms	3	Half bathrooms	1
Cooling	Central Air	Heating	Heat Pump, Electric
Lot size	6,000 sqft	Construction materials	Block, Stucco, Cement Siding
Lot features	Level	Roof	Shingle

Accommodation & amenities			
Appliances	Disposal, Electric Water Heater, Microwave, Range, Dishwasher	Flooring	Carpet, Ceramic Tile
Laundry	Inside, Laundry Room	Exterior features	Rain Gutters
Patio and porch	Rear Porch, Covered	View	Water, Trees/Woods
Window features	ENERGY STAR Qualified Windows, Insulated Windows		

Parking & access			
Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	Garage Door Opener, Driveway	Road surface	Paved
Security features	Smoke Detector(s)		

Community & HOA			
Primary association	Keegan Mathur	Primary association fee	\$88
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Community features	Pool, Playground, Park, Sidewalks
Pets allowed	Dogs OK, Cats OK, Yes		

Utilities & services	
Utilities	Water Connected, Sewer Available, Electricity Connected, Water Available, Sewer Connected, Underground Utilities

Price & sale history

Asking price reduced by \$5,000 (0.7%) since first listed.

Date	Event	Price	Change
Sep 15, 2026	Price reduced MLS #O6434426	\$664,000	-0.7% -\$5,000
Aug 18, 2026	Listed for sale MLS #O6434426	\$669,000	—
Dec 26, 2022	Sold MLS #O6055646	\$659,740	—
Aug 28, 2022	Listed for sale MLS #O6055646	\$665,640	—

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