



# 8809 Arrabida Lane

**\$499,000**

Single Family Residence · Orlando, FL 32836

**3**  
beds

**2**  
baths

**1,719**  
sqft



[View online](#)

Year built  
**2012**

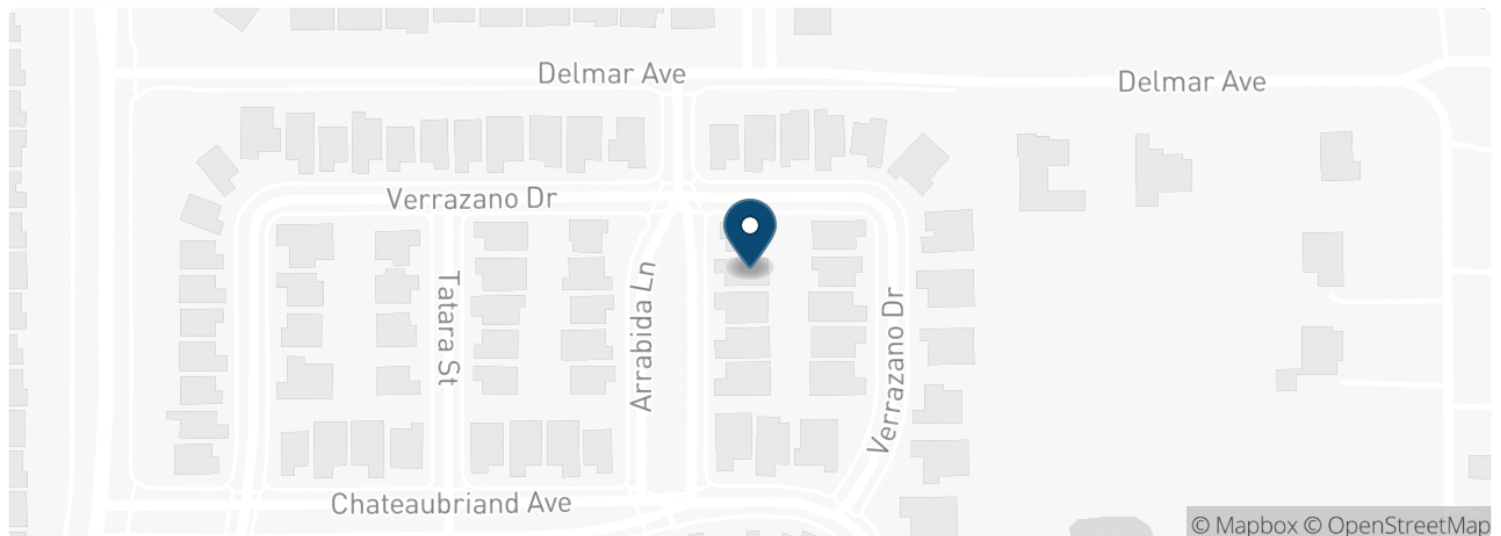
Price per sqft  
**\$290**

Days on market  
**8 days**

Listed  
**Sep 30, 2026**

HOA  
**\$320 Quarterly**

MLS #  
**O6445644**



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## Property overview

### About this property

Move-in ready in Mabel Bridge, Dr. Phillips. Freshly painted with new carpet in all bedrooms, this 3BR/2BA one-story is vacant for immediate occupancy. Open floor plan with granite kitchen, stainless appliances, center island and breakfast bar overlooking the living and dining area. Vaulted ceilings, tile throughout the living space, walk-in closet in the primary suite, inside laundry room, 2-car garage and 6-space paver driveway. Covered rear lanai overlooks a vinyl-fenced backyard with mature shade trees. Community pool with cabana, playground and putting green. Approx. 15 minutes to Walt Disney World, Restaurant Row, top-rated schools, shopping and I-4. Quick closing possible. 3D virtual tour available - walk through every room from your phone before you visit.

### Key features

#### LEVELS

One

#### LOT

6,506 sqft

#### FACES

Southeast

#### PARKING

2-car garage

#### OUTDOOR

Porch, Rear Porch, Front Porch, Covered

#### VIEW

Garden

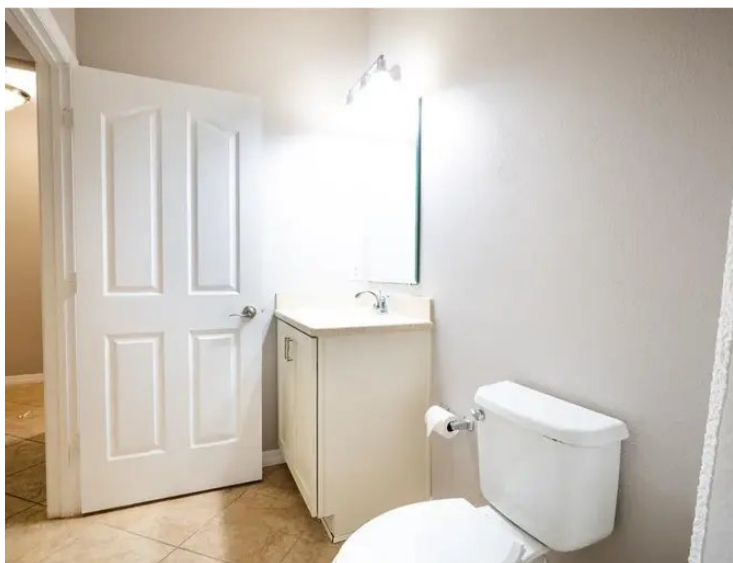
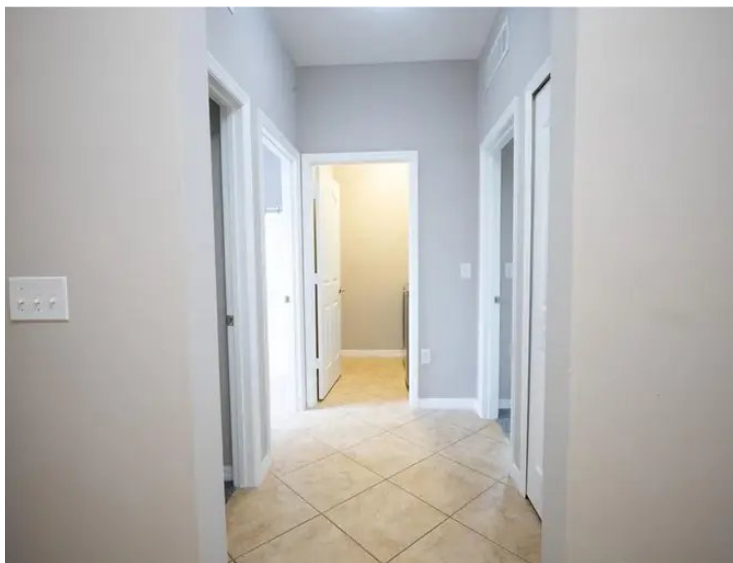
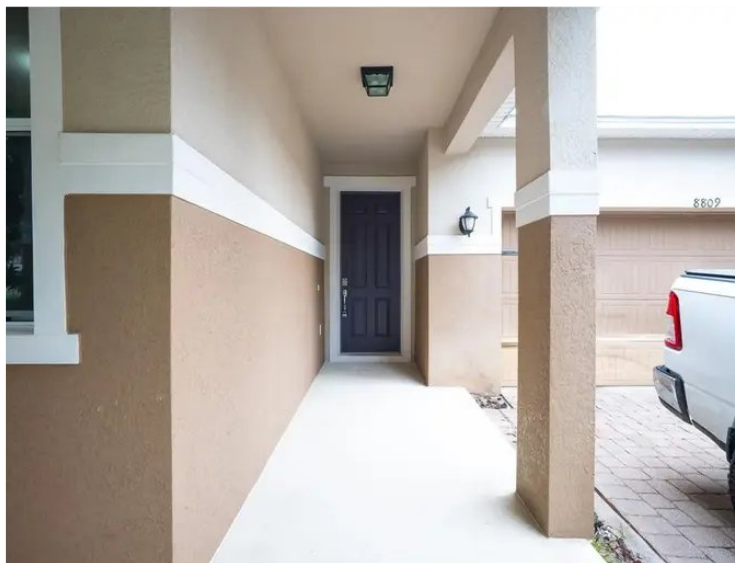
#### COMMUNITY

Pool, Playground

#### PETS

Dogs OK, Cats OK, Allowed

## Property gallery



## Property gallery



## Property & ownership details

### Home

|               |                         |                        |            |
|---------------|-------------------------|------------------------|------------|
| Property type | Single Family Residence | Year built             | 2012       |
| Faces         | Southeast               | Rooms                  | 7          |
| Living area   | 1,719 sqft              | Total building area    | 2,631 sqft |
| Levels        | One                     | Bedrooms               | 3          |
| Bathrooms     | 2                       | Full bathrooms         | 2          |
| Cooling       | Central Air             | Heating                | Central    |
| Lot size      | 6,506 sqft              | Construction materials | Stucco     |
| Roof          | Shingle                 |                        |            |

### Accommodation & amenities

|                   |                                                                                                                          |                 |                                         |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------|
| Appliances        | Dryer, Convection Oven, Refrigerator, Range Hood, Ice Maker, Electric Water Heater, Microwave, Range, Washer, Dishwasher |                 |                                         |
| Flooring          | Carpet, Tile                                                                                                             | Laundry         | Inside, Laundry Room                    |
| Exterior features | Garden                                                                                                                   | Patio and porch | Porch, Rear Porch, Front Porch, Covered |
| View              | Garden                                                                                                                   | Window features | Blinds                                  |

### Parking & access

|                 |     |               |         |
|-----------------|-----|---------------|---------|
| Attached garage | Yes | Garage spaces | 2       |
| Covered spaces  | 2   | Road surface  | Asphalt |

### Community & HOA

|                       |                                             |                         |                       |
|-----------------------|---------------------------------------------|-------------------------|-----------------------|
| Primary association   | Rachel Wood — Community Association Manager | Primary association fee | \$320                 |
| Primary fee frequency | Quarterly                                   | Land lease              | No                    |
| Senior community      | No                                          | Association amenities   | Playground, Pool      |
| Community features    | Pool, Playground, Sidewalks                 | Pets allowed            | Dogs OK, Cats OK, Yes |

### Utilities & services

|           |                                                                                                 |  |  |
|-----------|-------------------------------------------------------------------------------------------------|--|--|
| Utilities | Cable Available, Sewer Available, Electricity Connected, Water Available, Electricity Available |  |  |
|-----------|-------------------------------------------------------------------------------------------------|--|--|

# Price & sale history

| Date         | Event                            | Price     | Change |
|--------------|----------------------------------|-----------|--------|
| Sep 30, 2026 | Listed for sale<br>MLS #O6445644 | \$499,000 | —      |

History may be incomplete.

Stellar MLS / IDX



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