



9863 Tivoli Villa Drive

\$341,900

Townhouse · Orlando, FL 32829

3

beds

3

baths

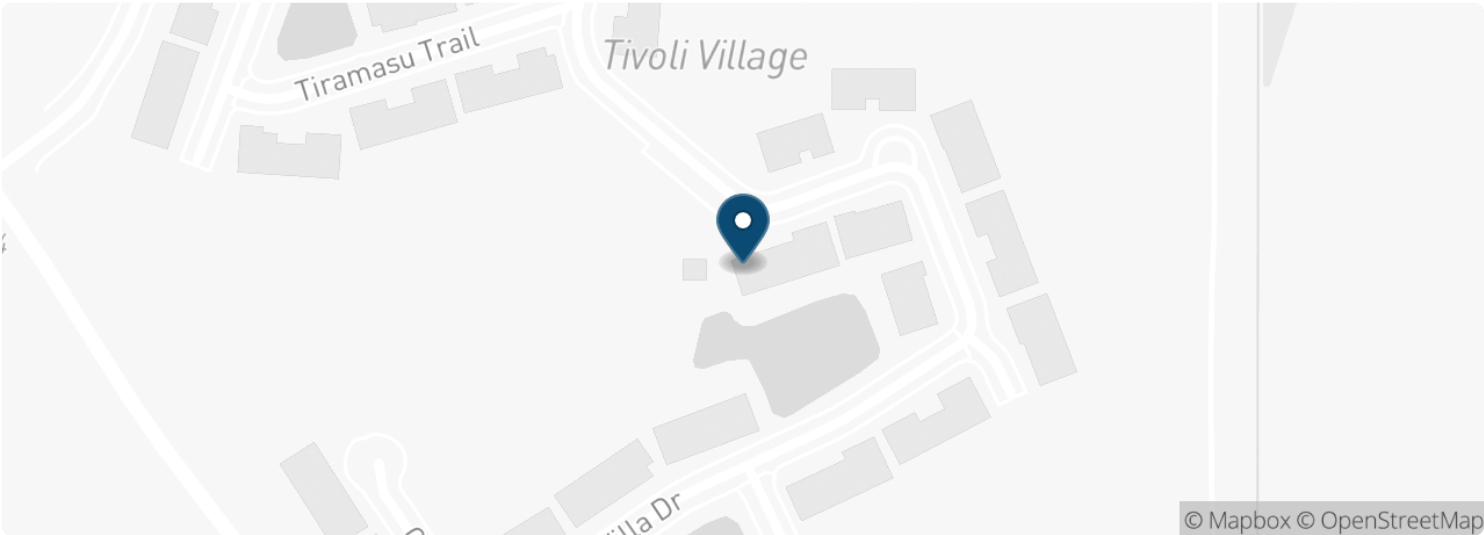
1,809

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2006	\$189	31 days	Sep 7, 2026	\$291 Monthly	S5157082



Property overview

About this property

LOCATION, VIEWS & PRIVACY! Welcome to 9863 Tivoli Villa Drive, a beautifully maintained 3-bedroom, 2.5-bath corner unit offering 1,809 sq. ft. of comfortable living space in a gated Orlando community. What truly sets this home apart is its exceptional location within the community. Ideally positioned just steps from the pool and amenities, the unit offers beautiful garden and pool views, creating a relaxing setting right outside your door. As a corner unit, it also provides additional privacy and natural light. The home features TWO BALCONIES—a welcoming front balcony and a private balcony off the primary bedroom overlooking the lake, perfect for enjoying your morning coffee or unwinding at the end of the day with a peaceful water view. The spacious floor plan includes two convenient laundry areas and has been well cared for and maintained. The community roof was replaced in 2021, providing another valuable update for future ownership. The location is hard to beat! Conveniently located near Lee Vista, Orlando International Airport, Lake Nona, major highways, shopping, dining, employment centers, and everyday conveniences. Enjoy the benefits of a gated community, low property taxes and NO CDD. Corner location, lake view, pool and garden views, two balconies, and a prime location within the community make this property a standout. Schedule your private showing and experience the setting and views for yourself!

Seller information

\$5,500 SELLER FLEX CASH! Seller is offering buyers the flexibility to use up to \$5,500 toward allowable closing costs/prepays OR toward replacement of the A/C and water heater. **COMPLETELY FURNISHED AT NO ADDITIONAL COST TO THE BUYER**, making it an exceptional move-in-ready opportunity.

Key features

LEVELS

Two

LOT

4,530 sqft

FACES

North

PARKING

1-car garage

OUTDOOR

Screened, Enclosed

COMMUNITY

Clubhouse, Pool

HOA COVERS

Maintenance Structure

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Townhouse	Year built	2006
Faces	North	Rooms	8
Living area	1,809 sqft	Total building area	2,162 sqft
Levels	Two	Bedrooms	3
Bathrooms	3	Full bathrooms	2
Half bathrooms	1	Cooling	Central Air
Heating	Central	Lot size	4,530 sqft
Construction materials	Block, Stucco, Brick	Roof	Shingle

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Range, Washer, Dishwasher	Flooring	Hardwood, Carpet, Tile
Laundry	Laundry Closet, Inside, Laundry Room	Exterior features	Balcony, Lighting, Private Entrance
Patio and porch	Screened, Enclosed		

Parking & access

Attached garage	Yes	Garage spaces	1
Covered spaces	1	Road surface	Asphalt
Common walls	End Unit	Security features	Smoke Detector(s)

Community & HOA

Primary association	Leland Management/Christie Zarilla	Primary association fee	\$291
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association fee includes	Maintenance Structure
Community features	Clubhouse, Pool	Pets allowed	Yes

Utilities & services

Utilities	Cable Available
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Price & sale history

Asking price reduced by \$5,000 (1.4%) since first listed.

Date	Event	Price	Change
Oct 5, 2026	Price reduced MLS #S5157082	\$341,900	-1.4% -\$5,000
Sep 7, 2026	Listed for sale MLS #S5157082	\$346,900	—
Dec 31, 2014	Sold MLS #O5325082	\$153,000	—
Oct 14, 2014	Listed for sale MLS #O5325082	\$153,000	—
Jan 23, 2013	Sold MLS #O5111544	\$125,600	—
Jul 20, 2012	Listed for sale MLS #O5111544	\$124,400	—

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