



6955 Higgs Alley

\$790,000

Single Family Residence · Orlando, FL 32827

5
beds

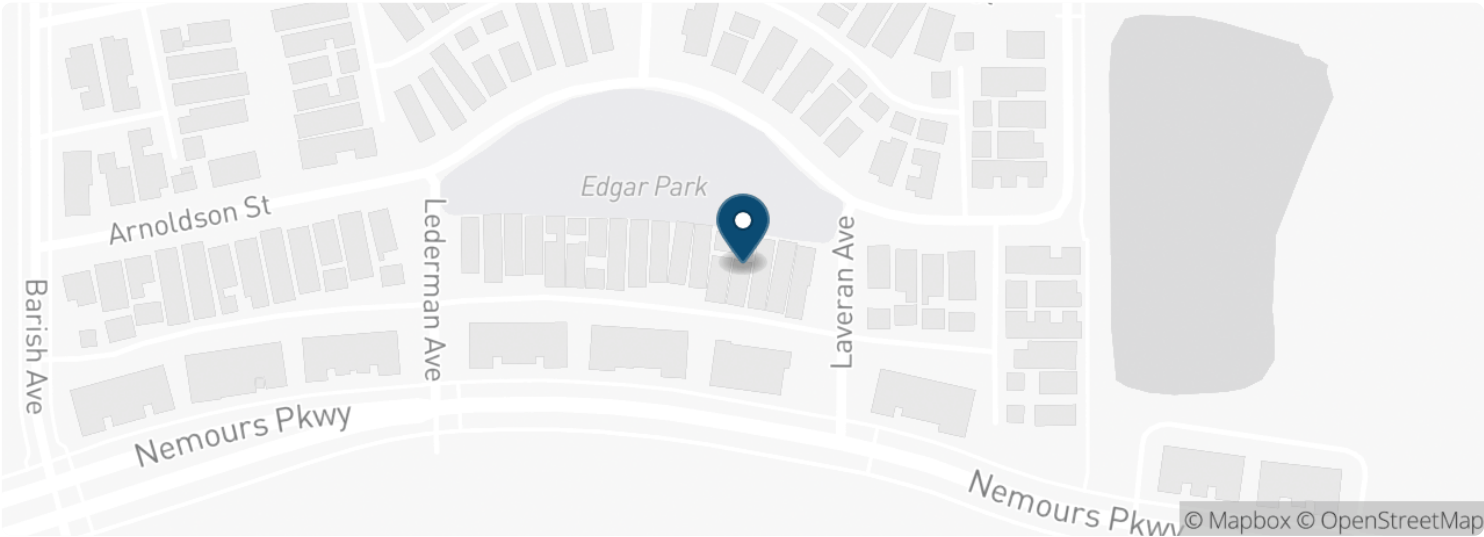
5
baths

2,523
sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2021	\$313	192 days	Mar 30, 2026	\$536 Quarterly	TB8488469



Property overview

About this property

interest, subject to lender qualification and approval. Buyer must meet the lender's requirements to assume the loan at the stated rate. Experience the highly desired Brewer floorplan with a rare two-casita layout—each with its own full bath—wrapped around a welcoming bamboo-lined, lighted breezeway and private courtyard. Tucked away in the often-forgotten and more secluded Phase 10, this location offers a quieter feel while still providing quick access to Lake Nona Town Center, Nemours Pkwy, and SR-417. From the manicured front yard and travertine entry steps to the breezeway/courtyard design, this home was made for flexible living and effortless entertaining. Inside, enjoy quartz countertops, a stylish LED-lit kitchen backdrop, and laminate flooring throughout (no carpet) for a clean, modern look. One of the best features: direct walking access and a park view/entry into Merit Park, so you enjoy the open green space without car traffic at your front door. Community lifestyle is a standout—enjoy the Aquatic Center, resort-style pools, LP Fit gym, playgrounds, and 44+ miles of trails. Located minutes to Medical City, Nemours, the VA Hospital, Lake Nona Town Center, dining, shopping, Orlando International Airport, USTA National Campus, and world-famous theme parks.

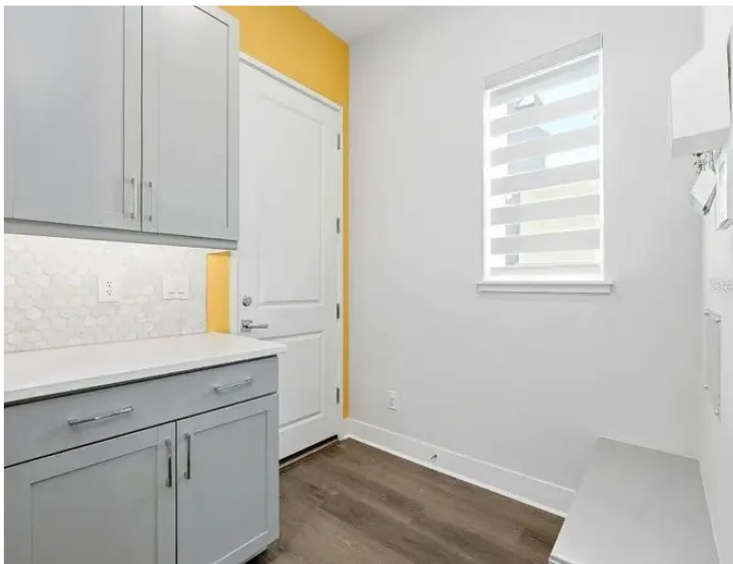
Seller information

Seller is offering an assumable loan at 2.75 PERC.

Key features

LEVELS
Two
LOT
3,677 sqft
FACES
North
PARKING
2-car garage, Alley Access
OUTDOOR
Other
VIEW
Park/Greenbelt
COMMUNITY
Pool, Playground, Fitness Center, Park, Tennis Court(s)
HOA COVERS
Maintenance Grounds, Internet
PETS
Allowed

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2021
Faces	North	Rooms	3
Building stories	2	Living area	2,523 sqft
Total building area	2,523 sqft	Levels	Two
Bedrooms	5	Bathrooms	5
Full bathrooms	4	Half bathrooms	1
Cooling	Central Air	Heating	Electric
Lot size	3,677 sqft	Construction materials	Block, Stucco, Concrete
Roof	Other, Shingle		

Accommodation & amenities			
Appliances	Disposal, Water Purifier, Exhaust Fan, Dryer, Gas Water Heater, Convection Oven, Refrigerator, Range Hood, Water Softener, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Laminate, Ceramic Tile	Laundry	Laundry Closet, Inside
Exterior features	Balcony, Lighting, Rain Gutters	Patio and porch	Other
View	Park/Greenbelt	Window features	Drapes, Blinds

Parking & access			
Attached garage	Yes	Garage spaces	2
Covered spaces	2	Parking features	Garage Faces Rear, Garage Door Opener, Alley Access
Road surface	Paved	Security features	Key Card Entry, Smoke Detector(s)

Community & HOA			
Primary association	Andre Rivera	Primary association fee	\$536
Primary fee frequency	Quarterly	Secondary association	407-705-2190
Land lease	No	Senior community	No
Association amenities	Park, Recreation Facilities, Tennis Court(s), Maintenance	Association fee includes	Maintenance Grounds, Internet
Community features	Pool, Playground, Fitness Center, Park, Tennis Court(s), Sidewalks	Pets allowed	Yes

Utilities & services	
Utilities	Cable Available, Electricity Connected

Price & sale history

Asking price reduced by \$15,000 (1.9%) since first listed.

Date	Event	Price	Change
Sep 22, 2026	Price reduced MLS #TB8488469	\$790,000	-1.3% -\$10,000
Jun 29, 2026	Price reduced MLS #TB8488469	\$800,000	-0.6% -\$5,000
Mar 30, 2026	Listed for sale MLS #TB8488469	\$805,000	—

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