

**3303 HELEN AVENUE, ORLANDO, FL 32804**  
2 BD | 1 BA | 1,264 SQ. FT



**MARGARET STEINER**  
REALTOR®, GRI®, ABR®, KW LUXURY  
**407-687-4003**

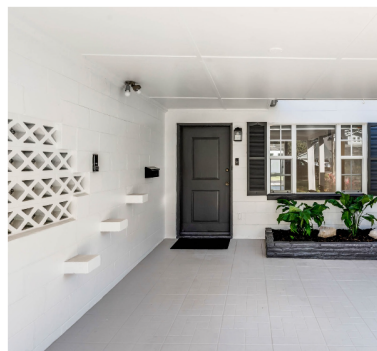


# LiveInCP.com

**COLLEGE PARK - NEW ROOF (2023) - NEW A/C (2022)** - Located one block from Dubsdread Golf Course and just minutes from College Park's vibrant dining and shopping district, this cozy 2BR - 1 BA offers over 1264 of unique living space and is **MOVE IN READY** for it's new owner!

Conveniently located, and close the CP Community Center, Pool & Princeton Park, AdventHealth Hospital, Sunrail station, Lake Ivanhoe, Loch Haven Cultural Center & Park, and a quick drive to Downtown Orlando.

Currently zoned for Top-Rated Princeton Elementary, College Park Middle & Edgewater High (GO EAGLES!), with private educational options close by.



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## AREA REPORT

### VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

ATM  
0.4 MI

PHARMACY  
0.4 MI

CLEANERS  
0.4 MI

MEDICAL  
0.5 MI

GROCERIES  
0.5 MI

GAS  
0.6 MI

COFFEE  
0.6 MI

GYM  
0.7 MI

MOVIE THEATER  
0.9 MI

MOST  
SERVICES  
WITHIN

1

MILE

## SCHOOL REPORT

### SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **47** private schools and **14** charter schools within **5** miles.

K-5

PRINCETON  
ELEMENTARY SCHOOL  
**NEARBY**

6-8

COLLEGE PARK  
MIDDLE SCHOOL  
**ASSIGNED**

9-12

EDGEWATER HIGH  
SCHOOL  
**ASSIGNED**

## OUTDOOR REPORT

### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR



GOLF COURSE  
DUBSDREAD GOLF COURSE  
(0.3 MILES)



PARK  
MATTHEWS PARK  
(.5 MILES)



PARK  
LOCH HAVEN CULTURAL PARK  
(1.8 MILES)



LAKE  
LAKE IVANHOE  
(2 MILES)

26

GOLF  
COURSES

7  
LAKES

WITHIN  
10 MILES

12  
PARKS

12  
PARKS

## FOOD REPORT

### NEIGHBORHOOD EATS

This home is located near **169** moderately priced restaurants and has an **above average** variety of cuisines.

#### BY CATEGORY

AMERICAN	49	BARS	8
FAST FOOD	43	MEXICAN	7
INTERNATIONAL	13	VEGAN AND VEGETARIAN	7
SEAFOOD	10	ASIAN	7
DELIS	9	OTHER	17

191



WITHIN 5 MILES