

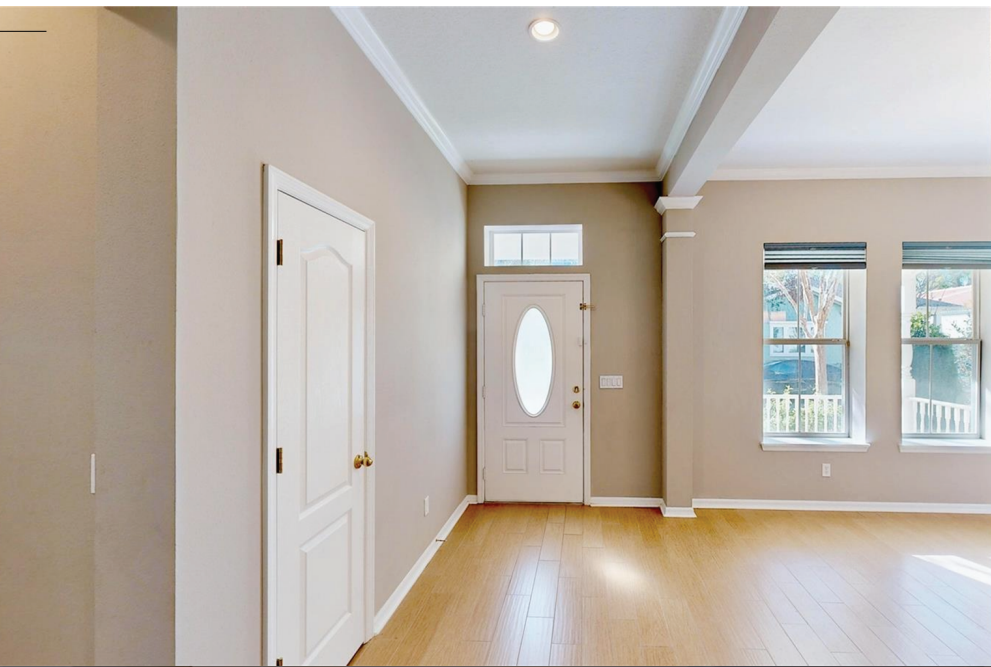


Baldwin Park Home with Pond Views

3 bedrooms, 2 baths, 1447 sq. ft., front & side covered porches, 2 car garage, Pond views all day & all night !

5342 Horton Ln., Orlando, FL 32814 •MLS# O6266659 • More info: www.5342Horton.com





Baldwin Park HOA Amenities include 3 swimming pools (1 heated year round), 2 fitness centers, numerous parks & more!



* All information deemed reliable, but not guaranteed. Items shown may not convey. Square footage size taken from Orange County Public Records. Floorplan & survey available.

MULTIPLE LISTING SERVICE
MLS[®]
06266659

DRAFT

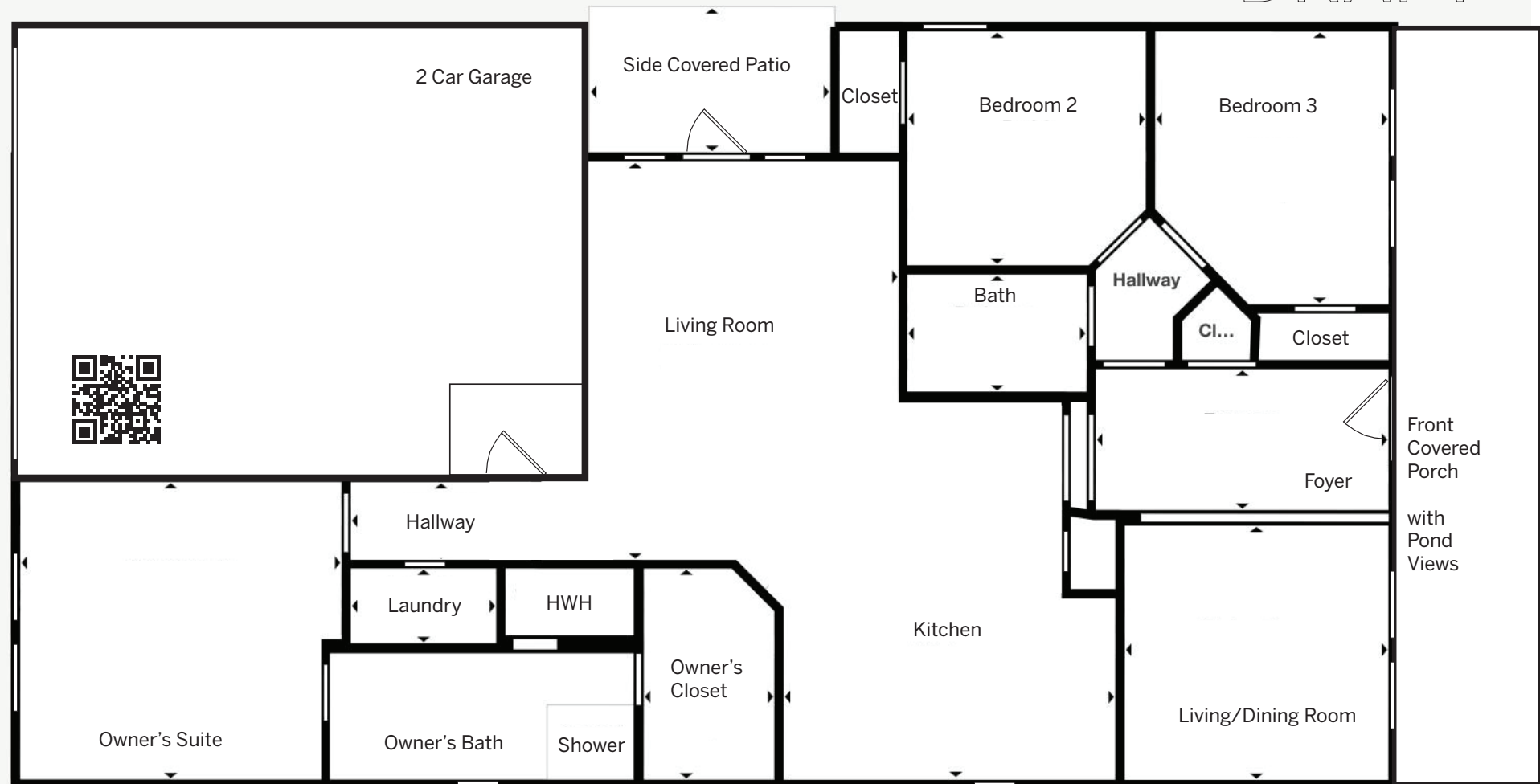


5342 Horton Lane, Orlando, FL 32814 • MLS# 06266659 • More info: www.5342Horton.com



5342 Horton Ln., Orlando, FL 32814 •MLS# 06266659 • 5342Horton.com
3 bedrooms, 2 baths, 1447 sf, 2 car garage, front & side porches

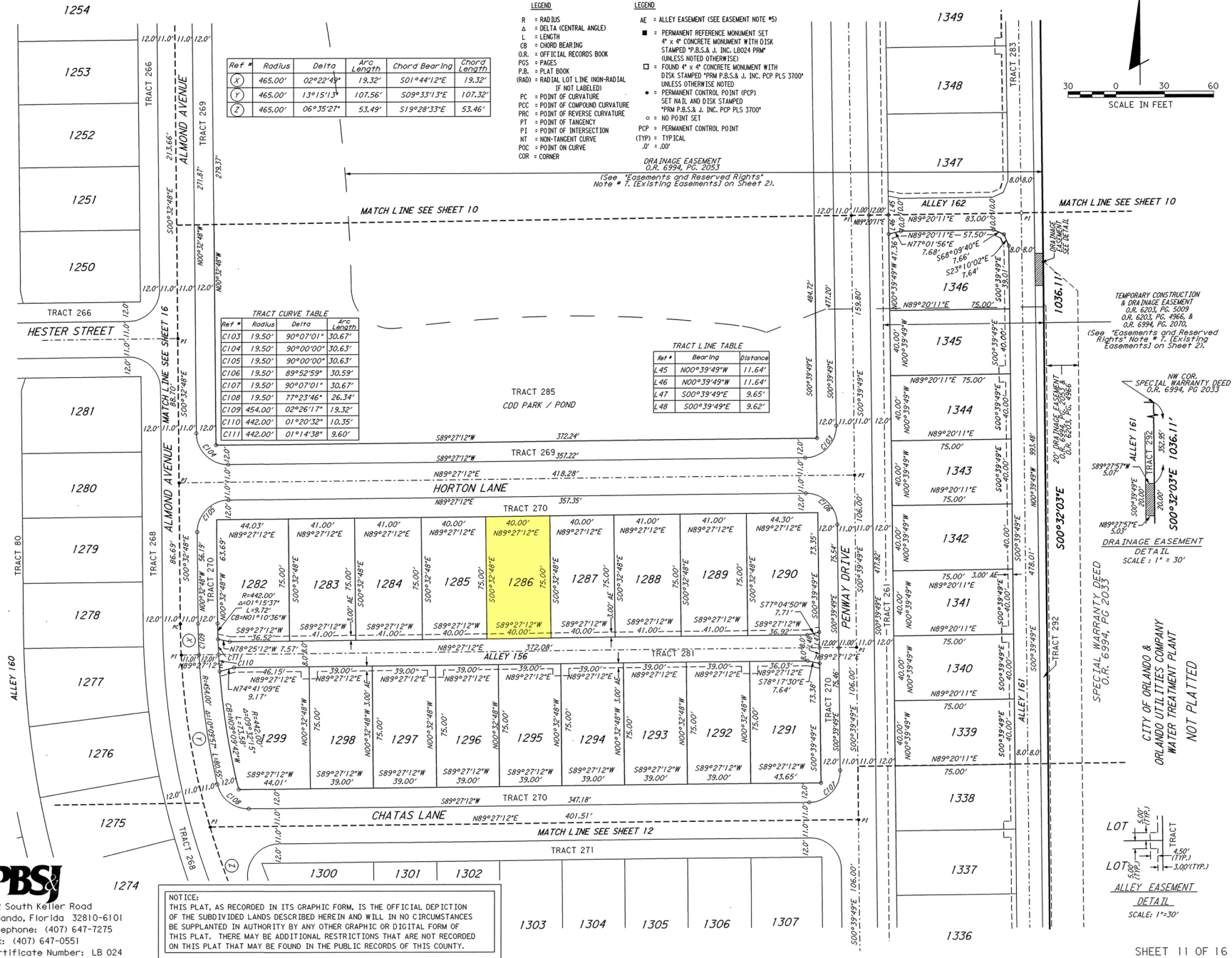
DRAFT



Floorplan depiction for illustration purposes only, & does not imply any conveyances. Please confirm any approximate measurements listed & refer to county or appraiser's floorplan for measurements.

BALDWIN PARK UNIT 9A

PLATTING A PORTION SECTIONS 16 & 21, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



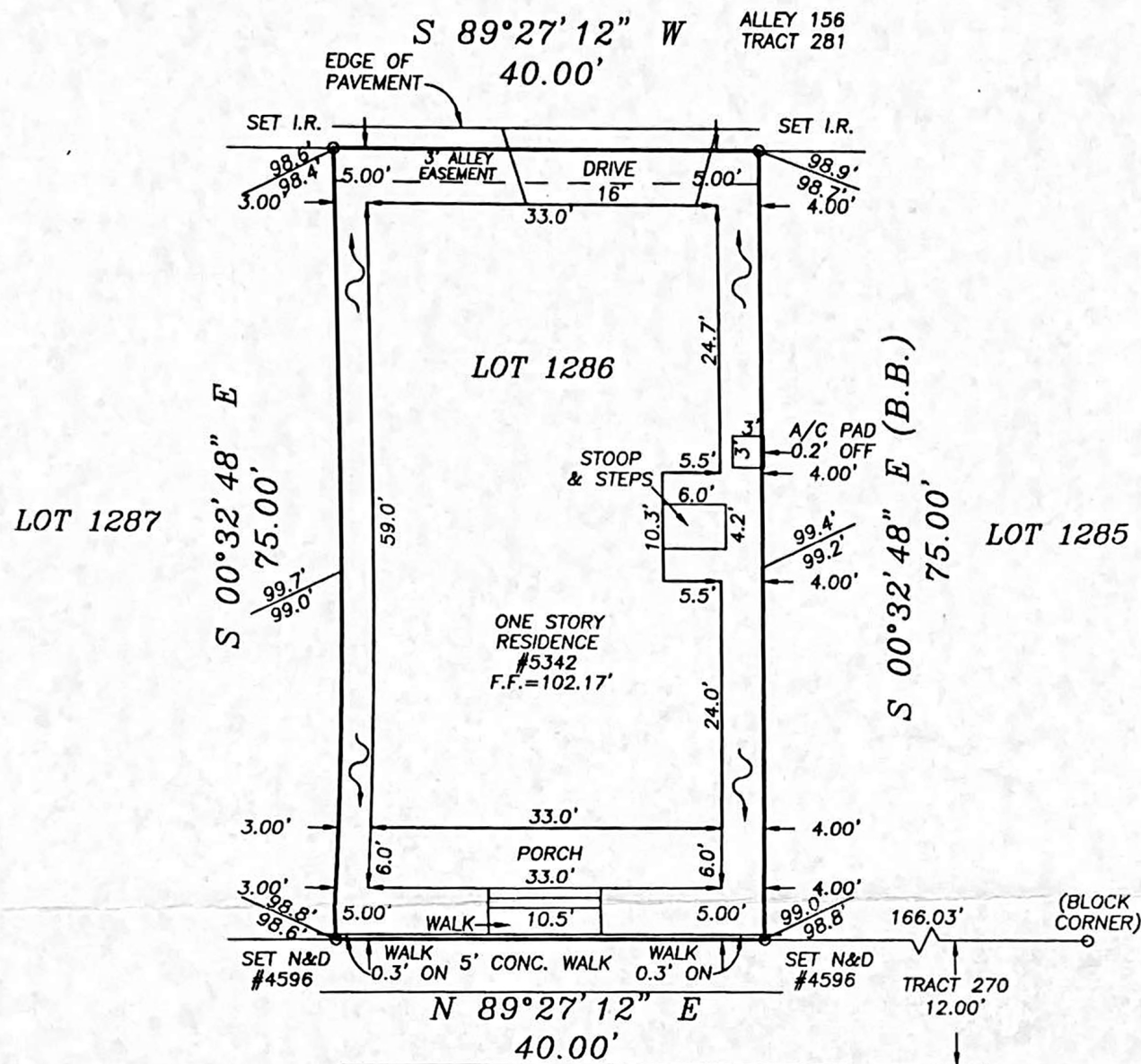
17-DEC-2004 12:15
W:\GIS\BALDWIN PARK UNIT 9A\ORLEIT UNIT18A11.DWG



482 South Keller Road
Orlando, Florida 32810-6101
Telephone: (407) 647-7275
Fax: (407) 647-0551
Certificate Number: LB 024

DESCRIPTION AS FURNISHED: Lot 1286, BALDWIN PARK UNIT 9A, as recorded in Plat Book 59, Pages 71 through 86 of the Public Records of Orange County, Florida.

BOUNDARY FOR/CERTIFIED TO: Terry Bender and Sylvia Bender; Town Square Title LTD.; Ticor Title Insurance Company of Florida



98.23
CROWN
HORTON LANE
(22' R/W)
98.36
CROWN

PROPOSED

PROPOSED = FINISHED SPOT GRADE ELEVATION
PER DRAINAGE PLANS

~ = PROPOSED DRAINAGE FLOW
LOT GRADING TYPE "B"

PROPOSED F.F. PER PLANS = 100.1'

IMPERVIOUS AREA CALCULATIONS

TOTAL LOT SQUARE FOOTAGE: 3,000± SQUARE FEET

IMPERVIOUS AREA SQUARE FOOTAGE: 2,245± SQUARE FEET OR 74.8%

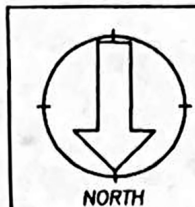
GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

LEGEND -

P = PLAT
F = FIELD
I.P. = IRON PIPE
I.R. = IRON ROD
C.A. = CONCRETE MONUMENT
SET I.R. = 1/2" I.R. w/HLB 4596
REC. = RECOVERED
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
C = CENTERLINE
N&D = NAIL & DISK
R/W = RIGHT-OF-WAY
ESMT. = EASEMENT
DRAIN. = DRAINAGE
UTIL. = UTILITY
CLFC. = CHAIN LINK FENCE
V.D.F.C. = WOOD FENCE
C/B = CONCRETE BLOCK
P.C. = POINT OF CURVATURE
T. = POINT OF TANGENCY
C.S.C. = DESCRIPTION
RADIUS
D = ARC LENGTH
C = DELTA
C.B. = CHORD
C.B. = CHORD BEARING

LEGEND -

P.O.L. = POINT ON LINE
TYP. = TYPICAL
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
RAD. = RADIAL
NR. = NON-RADIAL
V.P. = WITNESS POINT
CALC. = CALCULATED
P.R.M. = PERMANENT REFERENCE MONUMENT
F.F. = FINISHED FLOOR ELEVATION
B.S.L. = BUILDING SETBACK LINE
B.M. = BENCHMARK
B.B. = BASE BEARING



THIS BUILDING/PROPERTY DOES NOT LIE WITHIN
THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM"
ZONE "X" PANEL # 120186 0255 E (12-06-00)

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT SECTION 472-027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4596.

CERTIFIED BY:

[Signature]

TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S. # 4801
VERNON H. BERRY JR., R.L.S. # 6262

SCALE 1" = 20'

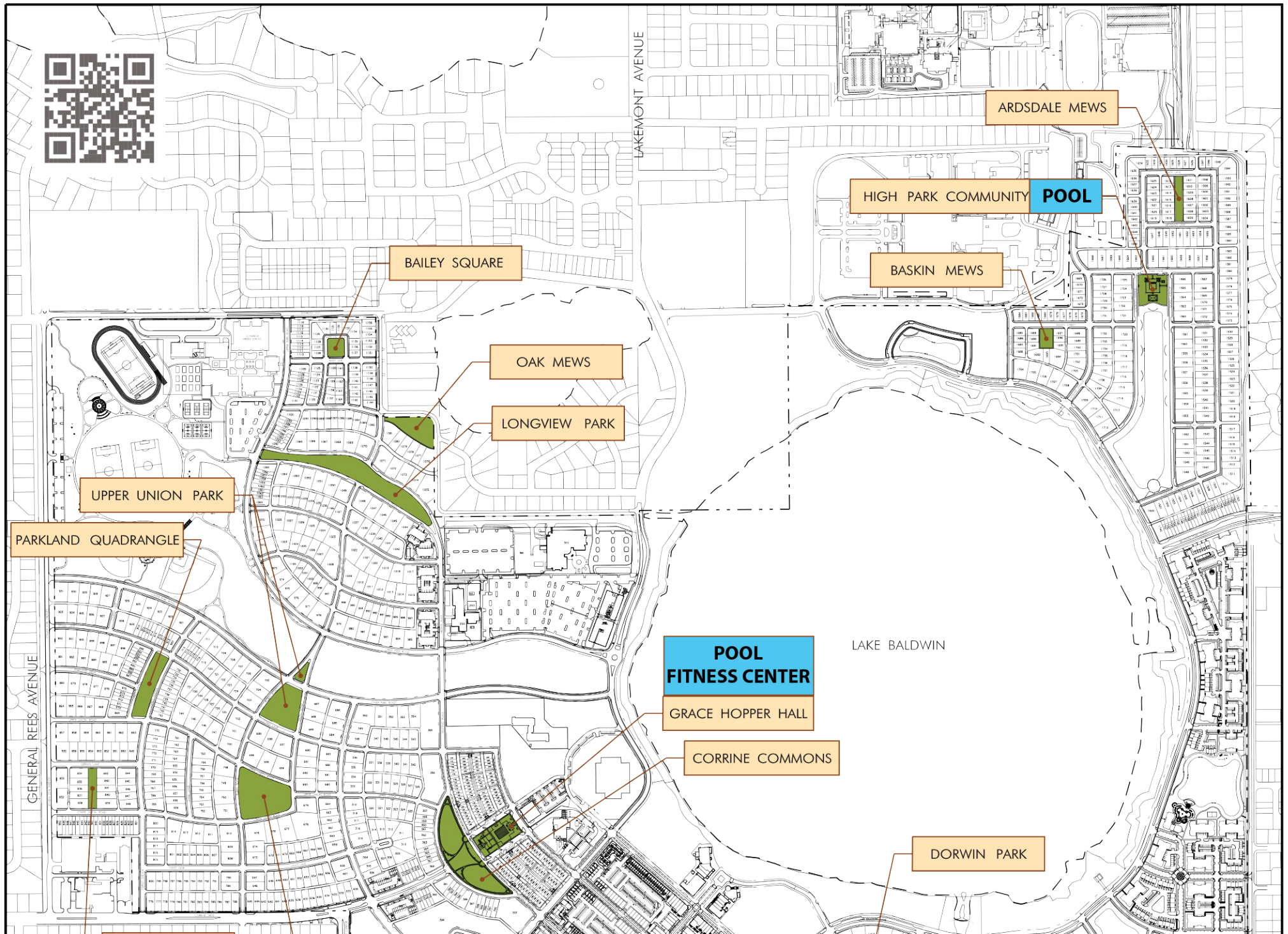
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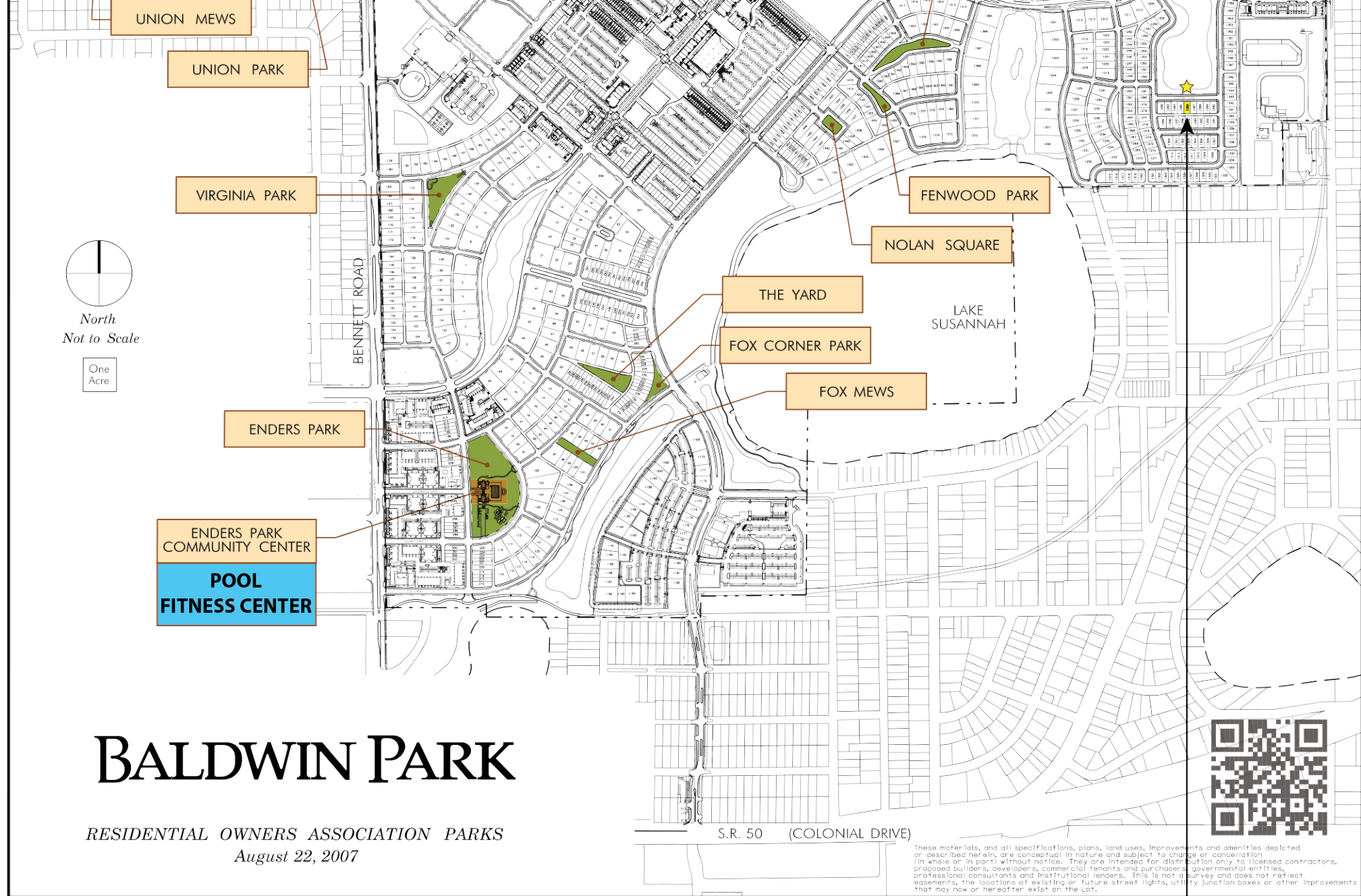
DATE

PLOT PLAN 3-21-05
REVISED PLOT PLAN, 04-04-05
LOT/HOUSE STK/ELEVS
CONC. FOUNDATION/ELEVS. 12-06-05
FINAL/ELEVS. 12-06-05

ORDER No.

3038-05
4153-05
8811-05
14328-05
15053-05





5342 Horton Ln., Orlando, FL 32814
More info: www.5342Horton.com

BALDWIN PARK



- Custom Homes
- Single-Family Homes
- Townhomes & Condos
- Rental Apartments
- Retail
- Office
- Schools & Civic
- Parks
- ROA Facility Centers

**5342 Horton Lane
Orlando, FL 32814**

BALDWIN PARK



Section
9A



This RARE property boasts a single story floorplan facing north, overlooking Baldwin Park's Shea Commons Pond!

DRAFT

Discover Your Dream Home with Unmatched Pond Views! Nestled in the heart of Baldwin Park, this rare, single-story gem offers serene living with breathtaking views of Shea Commons Pond. Imagine unwinding on your spacious north-facing front porch, soaking in the tranquil beauty of the water during the day and the peaceful reflections at night. Inside, the well-designed 1,447 sq. ft. layout features 3 bedrooms and 2 baths, perfectly blending comfort and functionality. Highlights include elegant plantation shutters, a luxurious walk-in tub, and an open Great Room that flows seamlessly to an additional side porch with a small dog run —perfect for entertaining or relaxing.

Winter Park

→ UCF

Dog Park

VA Hosp.

WPHS Softball Field

Town Center / Harbor Park ←

Lake Baldwin

This home has been meticulously maintained by its original owner and includes valuable upgrades: a new roof installed in 2022 and a new HVAC system in 2020, ensuring worry-free living for years to come. The oversized 2-car garage provides ample space for parking and storage. All appliances are included for added convenience. Don't miss your chance to own a home where timeless charm, comfortable living, and stunning pond views come together effortlessly. Your Baldwin Park oasis awaits!

MLS# 06266659 • More info: www.5342Horton.com



5342 Horton Ln., Orlando, FL 32814

BALDWIN PARK

Ben M. Cole IV, Broker Associate, 407-399-0629, bencole4@gmail.com, Sotera Living LLC, 515 Country Club Ln., Winter Park, FL 32789
Pam Cole, Sales Associate, 407-493-1480, pam@appraising.com, Ben M. Cole III, Inc., 910 Versailles Cir., Maitland, FL 32751