

1081 PARK RIDGE CIRCLE KISSIMMEE FL 34746

<https://candiscarmichael.com>



Excellent opportunity to own a beautifully maintained 3-bedroom, 2.5-bath townhome in the highly desirable Berkley Resort community. Approved for short-term rentals, this property offers exceptional income-producing potential in one of Central Florida's most sought-after vacation rental markets. Residents and guests enjoy resort-style amenities including two swimming pools, splash pad, fitness center, tennis and basketball courts, [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1291 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8520730

Description



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 1133 sq ft

SubdivisionName: LAKE BERKLEY RESORT VILLAS PH 2

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1291 sq ft

Year built: 2002

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 25S

Road Surface Type: Paved

Elementary School: Central Avenue Elem **Middle Or Junior School:** Kissimmee Middle

High School: Poinciana High School

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Upstairs

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear Porch

Pets Allowed: Yes

Roof: Shingle

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central

Lot Features: In County, Landscaped, Sidewalk, Paved

Appliances: Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Parking Features: Assigned

Exterior Features: Lighting, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LAKE BERKLEY RESORT VILLAS PH 2

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 24-25-28-3759-0007-0020

Direction Faces: Southeast

Construction Materials: Block, Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Clubhouse, Fitness Center, Gated, Playground, Recreation Facilities, Tennis Court(s)

Association Fee: 460

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Recreational Facilities

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$3,505

Tax Legal Description: LAKE BERKLEY RESORT VILLAS PHASE
2 PB 13 PGS 4-5 BLK 7 LOT 2

Tax Lot: 2

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16x20	First	20	16
Kitchen	9x9	First	9	9
Laundry	5x5	First	5	5
Bathroom 1	5x6	First	6	5
Primary Bedroom	10x13	Second	13	10
Bathroom 2	5x9	Second	9	5
Bathroom 3	5x8	Second	8	5
Bedroom 2	9x12	Second	12	9
Bedroom 3	9x12	Second	12	9
Balcony/Porch/Lanai	9x4	First	4	9
Balcony/Porch/Lanai	8x4	Second	4	8

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Amenities: Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, PrimaryBedroom Upstairs

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Assigned

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Lockbox, See Remarks, ShowingTime



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