

110 KAYAK AVENUE HAINES CITY FL 33844

<https://candiscarmichael.com>



Excellent opportunity to live, invest, or do both! This versatile property offers a layout ideal for owner-occupants or investors, with the potential to live in one portion while renting the other, or generate full rental income. Perfect for buyers looking to offset their mortgage or investors seeking strong income potential in a growing Haines City [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2109 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6384342



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6384342>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 4791 sq ft

SubdivisionName: LAWSON DUNES 50'S

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2109 sq ft

Year built: 2024

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 27

Road Surface Type: Asphalt

Elementary School: Eastside Elem

Middle Or Junior School: Lake Marion Creek Middle

High School: Haines City Senior High

Property Features



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Interior Features: In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Patio, Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Security Features: Security System Owned, Smoke Detector(s)

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Public, Underground Utilities

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Paved, Private

Appliances: Dishwasher, Disposal, Microwave, Range

Laundry Features: Inside

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Thermal Windows

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LAWSON DUNES 50'S

Levels: One

Builder Name: Lennar Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, USDA Loan, VA Loan

Parcel Number: 27-27-26-758514-001030

Direction Faces: West

Builder Model: DISCOVERY

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Park, Playground, Pool, Trail(s)

Association Fee: 203.3

Association Fee Includes: Escrow Reserves Fund, Private Road

Community Features: Dog Park, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,853

Tax Other Annual Assessment Amount: 3074

Tax Legal Description: LAWSON DUNES
SUBDIVISION PB 198 PGS 33-40 BLK 1 LOT 3

Tax Lot: 3

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	14x29	First	29	14
Dining Room	6x4	First	4	6
Kitchen	12x13	First	13	12
Primary Bedroom	12x14	First	14	12
Bedroom 2	13x13	First	13	13
Bedroom 3	11x10	First	10	11
Bedroom 4	11x9	First	9	11
Living Room		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds, Thermal Windows

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Public, Underground Utilities

Amenities: Dishwasher, Disposal, Microwave, Range

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Dog Park, Street Lights

ExteriorFeatures: Sliding Doors

Features: In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, Lockbox, Lockbox - Other, ShowingTime



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