

1126 LAVAU COURT KISSIMMEE FL 34759

https://candiscarmichael.com



This beautiful property offers a great opportunity to own a spacious home in Poinciana. The home features 4 bedrooms and 2 bathrooms with a Roof was Replaced in 2018, anf the A/C System was replaced in 2019, providing added value and peace of mind for the new owner and the house has a comfortable and [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2240 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRS5154673



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5154673>

Basics

Bathrooms Full: 2	Date added: Added 2 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 4 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Floors: 1 floor
Area, sq ft: 2240 sq ft	Lot size, sq ft: 13460 sq ft
Year built: 2005	SubdivisionName: POINCIANA VILLAGE 5 NBHD 1
ListOfficeName: LPT REALTY, LLC	GarageSpaces: 2
ListAOR: mfrmls	

Location Details

Township: 26S	Road Surface Type: Other
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Property Features

Interior Features: Ninguno	Appliances: Dryer, Microwave, Range, Refrigerator, Washer
Flooring: Carpet, Ceramic Tile	Laundry Features: None
Garage YN: Yes	Garage Spaces: 2
Pets Allowed: Cats OK, Dogs OK	Exterior Features: None
Roof: Shingle	Utilities: Cable Available, Public
Water Source: Public	Sewer: Private Sewer
Cooling: Central Air	Heating: Central, Electric
Furnished: Unfurnished	



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Property Details

Subdivision Name: POINCIANA VILLAGE 5 NBHD 1

Parcel Number: 25-26-28-6138-2133-0070

Levels: One

Direction Faces: West

Foundation Details: Slab

Construction Materials: Concrete, Stucco

Association Information

Association YN: Yes

Association Fee: 100

Association Fee Frequency: Monthly

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,155

Tax Legal Description: POINCIANA V5 NBD 1 PB 3 PG 144 BLK 2133 LOT 7 19/27/29

Tax Lot: 7

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x11	First	11	11
Living Room	25x15	First	15	25
Primary Bedroom	17x13	First	13	17
Bedroom 2	11x12	First	12	11
Bedroom 3	10x12	First	12	10
Bedroom 4	10x10	First	10	10
Dining Room	11x12	First	12	11

Amenities & Features

Waterfront available: No **GarageYN:** Yes

AttachedGarageYN: No **FireplaceYN:** No

PoolPrivateYN: No **Cooling:** Central Air

ExteriorFeatures: None **Utilities:** Cable Available, Public

Features: Ninguno **Amenities:** Dryer, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Heating: Central, Electric

Roof: Shingle



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Miscellaneous

Ownership: Fee Simple **Occupant Type:** Vacant

Other Equipment: None **Showing Requirements:** Lock Box Coded, See Remarks,
ShowingTime



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