

1145 PARK RIDGE CIRCLE KISSIMMEE FL 34746

<https://candiscarmichael.com>



Exceptional opportunity to own a 3-bedroom, 2.5-bath townhouse in the highly desirable Berkley Lake community in Kissimmee. This property offers 1,399 sq ft of well-designed living space and is ideal for both investors and primary residence buyers. ** ALL TOWNHOMES have new roof just installed 2026. Short-term rentals are permitted, making this a strong income-producing [...]

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



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8495915



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

Property Features

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, PrimaryBedroom Upstairs

Flooring: Carpet, Ceramic Tile

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Exterior Features: Balcony, Lighting, Sidewalk, Sliding Doors

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

Sewer: Public Sewer

Heating: Central

Property Details



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Subdivision Name: LAKE BERKLEY RESORT
VILLAS PH 2

Levels: Two

Foundation Details: Slab

Parcel Number: 24-25-28-3759-0013-0020

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 460

Association Fee Includes: Pool,
Insurance, Maintenance Structure,
Maintenance Grounds, Security, Trash

Community Features: Clubhouse, Fitness Center,
Gated Community - Guard, Golf Carts OK, Park,
Playground, Pool, Sidewalks, Tennis Court(s)

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 13 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
Bathroom 2		First		
Laundry	5x5	First	5	5
Balcony/Porch/Lanai	9x4	First	4	9
Primary Bedroom	10x13	Second	13	10
Primary Bathroom	5x9	Second	9	5
Bedroom 2		Second		
Bathroom 3	9x12	Second	12	9
Bathroom 3	9x12	Second	12	9

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s)

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

Amenities: Disposal, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Lighting, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Living Room/Dining Room Combo, PrimaryBedroom Upstairs

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Tenant

Showing Requirements: Call Listing Agent 2, See Remarks, ShowingTime



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