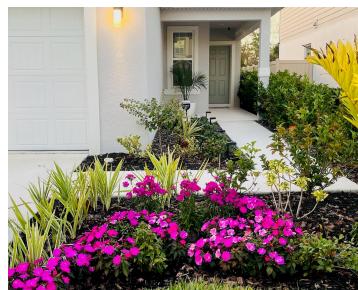


# 1174 GRAND HAMMOCK COURT KISSIMMEE FL 34746

<https://candiscarmichael.com>



Welcome Home To Your Happy Place. This beautifully maintained 4-bedroom, 2-bath Pulte Homes Daniel model in Cypress Hammock, offering a bright open layout and a peaceful conservation backdrop with no rear neighbors. Spend days and nights in the sanctuary feel of the backyard, light the firepit and enjoy the calm, relaxing feel of nature. The [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1580 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6358636



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/0e36976e-9455-482d-afcd-0c883b9e8baf?wl=true&setAttribution=mls&initialViewType=pano>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4792 sq ft

**View:** Trees/Woods

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1580 sq ft

**Year built:** 2023

**SubdivisionName:** CYPRESS HAMMOCK

**GarageSpaces:** 2

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

**Elementary School:** Reedy Creek Elem (K 5) **Middle Or Junior School:** Horizon Middle

**High School:** Poinciana High School

## Property Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Architectural Style:** Craftsman

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Window Features:** Shades

**Utilities:** Public

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Conservation Area, Landscaped, Level, Sidewalk, Paved

## Property Details

**Subdivision Name:** CYPRESS HAMMOCK

**Levels:** One

**Builder Name:** Pulte Homes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, Other, VA Loan

**Parcel Number:** 35-25-28-3504-0001-0270

**Direction Faces:** Northwest

**Builder Model:** Daniel

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Clubhouse, Community Mailbox, Playground, Pool, Sidewalks

**Association Fee:** 1461.96

**Association Fee Includes:** Pool, Management



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,418

**Tax Legal Description:** CYPRESS HAMMOCK PH 2 PB 31 PGS  
144-149 LOT 27

**Tax Lot:** 27

## Green Building Info

**Green Water Conservation:** Drip Irrigation, Irrig. System-  
Drip/Microheads

**Green Energy  
Generation:** Solar

**Green Energy Efficient:** HVAC, Insulation, Lighting, Roof, Thermostat,  
Water Heater, Windows

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



| Room type           | Level |
|---------------------|-------|
| Kitchen             | First |
| Living Room         | First |
| Dining Room         | First |
| Primary Bedroom     | First |
| Primary Bathroom    | First |
| Bedroom 2           | First |
| Bedroom 3           | First |
| Bedroom 4           | First |
| Laundry             | First |
| Balcony/Porch/Lanai | First |

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Playground, Pool, Sidewalks

**ExteriorFeatures:** Sliding Doors

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shades

**Utilities:** Public

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

## Building Details

**ArchitecturalStyle:** Craftsman

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Call Listing Agent 2, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

