

1209 ATLANTIC WAY KISSIMMEE FL 34759

<https://candiscarmichael.com>



Welcome to The Giselle model, a brand-new 3-bedroom, 2-bath home designed for comfortable, low-maintenance living. This thoughtfully designed home features an open-concept layout with granite countertops throughout, tile flooring for easy care, and a bright, modern feel. The kitchen opens to the main living area, making it ideal for everyday living and casual entertaining. The [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1568 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6378573



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6378573>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 7863 sq ft

SubdivisionName: POINCIANA NBRHD 02 WEST VILLAGE
07

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1568 sq ft

Year built: 2026

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 27

Road Surface Type: Concrete

Elementary School: Laurel Elementary **Middle Or Junior School:** Lake Marion Creek Middle

High School: Haines City Senior High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Open Floorplan, Thermostat, Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Other

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors

Architectural Style: Other

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Laundry Room, Washer Hookup

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

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

Sewer: Public Sewer

Heating: Central

Lot Features: Corner Lot

Property Details

Subdivision Name: POINCIANA NBRHD 02 WEST VILLAGE 07

Levels: One

New Construction YN: Yes

Builder Model: Giselle

Construction Materials: Block, Concrete, Stucco

Property Condition: Completed

Parcel Number: 28-27-33-934460-463050

Direction Faces: West

Builder Name: J&L Vision Homes Inc

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 81.62

Fees&Taxes



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Tax Year: 2025

Tax Annual Amount:
\$297

Tax Legal Description: POINCIANA NEIGHBORHOOD 2 WEST
VILLAGE 7 PB 55 PGS 5/18 BLK 463 LOT 5

Tax Lot: 5

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x12	First	12	15
Bedroom 2	10x10	First	10	10
Bedroom 3	11x11	First	11	11
Great Room	20x15	First	15	20
Dining Room	11x7	First	7	11
Kitchen	13x7	First	7	13

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: French Doors

Features: Ceiling Fans(s), Open Floorplan, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

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

Building Details

ArchitecturalStyle: Other

Heating: Central

Roof: Shingle

NewConstructionYN: Yes

Exterior material: Block, Concrete, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple **Home Warranty YN:** Yes

Occupant Type: Vacant **Showing Requirements:** Call Listing Agent, Lockbox, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE