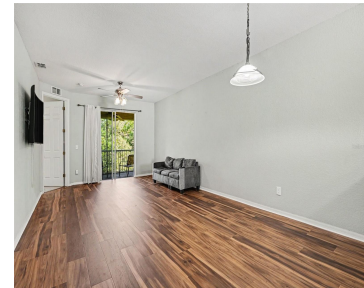
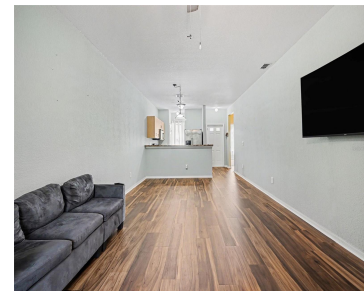
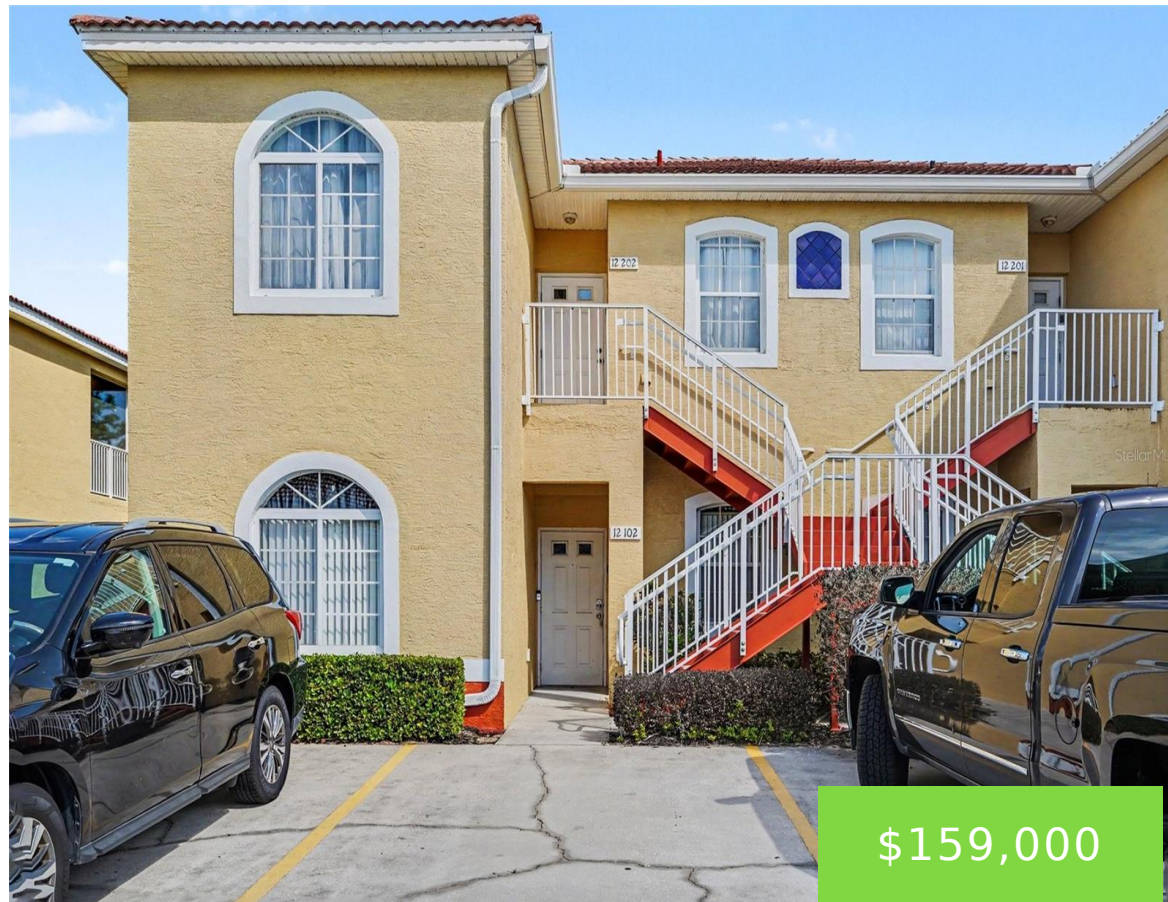


# 12202 INDIAN CREEK DRIVE KISSIMMEE FL 34759

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Move-in ready 3-bedroom, 2-bath condo located in the gated Lake Marion Golf Resort community! This well-maintained home features an open-concept layout, updated flooring, newer HVAC, updated lighting, and spacious living areas. Enjoy resort-style amenities including a community pool, playground, golf community setting, and gated entry. Conveniently located [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1218 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRTB8511740



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1218 sq ft

**Year built:** 2006

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 749 sq ft

**SubdivisionName:** LAKE MARION GOLF RESORT  
CONDOMINIUM

**ListOfficeName:** MARK SPAIN REAL ESTATE **ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Responsibility:** Public Maintained Road

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

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Dundee Elem

**High School:** Haines City Senior High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Window Treatments

**Flooring:** Carpet, Tile, Wood

**Parking Features:** Assigned, Open

**Exterior Features:** Balcony, Lighting, Sidewalk, Sliding Doors

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Electric Dryer Hookup, In Kitchen, Inside, Laundry Closet, Washer Hookup

**Pets Allowed:** Yes

**Roof:** Tile

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

---

## Property Details

**Subdivision Name:** LAKE MARION GOLF RESORT CONDOMINIUM

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 28-28-10-935244-012010

**Direction Faces:** Southeast

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Gated, Golf Course, Playground, Pool, Recreation Facilities

**Association Fee:** 35

**Association Fee Includes:** Cable TV, Pool, Management, Sewer, Trash, Water

**Community Features:** Clubhouse, Gated Community - No Guard, Golf, Park, Playground, Pool, Sidewalks, Street Lights

---

## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$1,497

**Tax Legal Description:** LAKE MARION GOLF RESORT CONDOMINIUM OR 6080 PGS 1358 THRU 1450 BLDG 12 UNIT A & AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS PER CONDO DECLARATION

**Tax Lot:** 010

## Rooms

Room type	Level
Living Room	First
Kitchen	First
Dining Room	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bathroom 2	First
Primary Bathroom	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**ExteriorFeatures:** Balcony, Lighting, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Gated Community - No Guard, Golf, Park, Playground, Pool, Sidewalks, Street Lights

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Available, Water Connected

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Assigned, Open

**Heating:** Central, Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Lockbox

**Occupant Type:** Vacant



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