

# 1563 ANGLER AVENUE KISSIMMEE FL 34746

<https://candiscarmichael.com>



Welcome to Your Dream Home at 1563 Angler Avenue, Kissimmee! Step inside this exquisitely fully loaded and renovated six-bedroom, four-bath single-family home and discover a blend of modern comfort and thoughtful upgrades. Located in the heart of Kissimmee, this home is truly MOVE IN READY with a host of premium features. Every corner has been [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4303 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFRO6366323



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://sites.davidallenproductions.com/1563-Angler-Avenue/idx>

## Basics

<b>Bathrooms Full:</b> 4	<b>Date added:</b> Added 3 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 6 beds	<b>Bathrooms:</b> 4 baths
<b>Half baths:</b> 0 half baths	<b>Area, sq ft:</b> 4303 sq ft
<b>Lot size, sq ft:</b> 10454 sq ft	<b>Year built:</b> 2008
<b>View:</b> Golf Course, Water	<b>SubdivisionName:</b> SHINGLE CREEK RESERVE AT THE OAKS PH 5
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>GarageSpaces:</b> 2
<b>ListAOR:</b> mfrmls	

## Location Details

<b>Township:</b> 25	<b>Road Surface Type:</b> Asphalt, Brick, Concrete, Paved
<b>Elementary School:</b> Pleasant Hill Elem	<b>Middle Or Junior School:</b> Horizon Middle
<b>High School:</b> Liberty High	

## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Central Vacumm, Dry Bar, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Flooring:** Carpet, Ceramic Tile, Concrete, Granite, Luxury Vinyl, Tile, Vinyl, Wood

**Patio And Porch Features:** Covered, Deck, Front Porch, Patio, Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Basketball Court, Dog Run, French Doors, Lighting, Playground, Sprinkler Metered, Storage, Tennis Court(s)

**Security Features:** Security Lights, Smoke Detector(s)

**Architectural Style:** Other, Patio Home, Ranch, Traditional

**View:** Golf Course, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Exhaust Fan

**Lot Features:** Cul-De-Sac, Flood Insurance Required, In County, Near Public Transit, Oversized Lot

**Appliances:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator

**Laundry Features:** Common Area, Corridor Access, Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Parking Features:** Covered, Driveway, Garage Door Opener, Guest, Off Street, On Street, Open

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

**Window Features:** Shades

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Phone Available, Public, Water Available, Water Connected

**Water Source:** Canal/Lake For Irrigation, Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** SHINGLE CREEK RESERVE AT THE OAKS PH 5

**Levels:** Two

**Foundation Details:** Block, Concrete Perimeter, Slab

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

**Parcel Number:** 33-25-29-2156-0001-3850

**Direction Faces:** West

**Construction Materials:** Block, Brick, Concrete, Stucco, Frame



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## Association Information

**Association YN:** Yes

**Association Fee:** 471.06

**Association Fee Frequency:** Annually

**Association Fee Includes:** Common Area Taxes, Maintenance Grounds, Maintenance, Management, Trash

**Association Amenities:** Basketball Court, Clubhouse, Golf Course, Other, Recreation Facilities, Tennis Court(s), Trail(s), Wheelchair Access

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Golf, Park, Playground, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$10,365

**Tax Other Annual Assessment Amount:** 1249

**Tax Legal Description:** SHINGLE CREEK RESERVE AT THE OAKS PH 5 PB 20 PG 129-130 LOT 385

**Tax Lot:** 3850

## Green Building Info

**Green Energy Efficient:** HVAC, Lighting, Water Heater

## Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	12x13	Second	13	12
Bedroom 3	14x13	Second	13	14
Bedroom 4	12x15	Second	15	12
Bedroom 5	13x12	Second	12	13
Dining Room	11x15	First	15	11
Family Room	21x18	First	18	21
Kitchen	13x16	First	16	13
Living Room	13x16	First	16	13
Primary Bathroom		First		
Primary Bedroom	19x15	First	15	19

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Security Lights, Smoke Detector(s)

**WindowFeatures:** Shades

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Phone Available, Public, Water Available, Water Connected

**Amenities:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Golf, Park, Playground, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Balcony, Basketball Court, Dog Run, French Doors, Lighting, Playground, Sprinkler Metered, Storage, Tennis Court(s)

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Central Vacumm, Dry Bar, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

## Building Details

**ArchitecturalStyle:** Other, Patio Home, Ranch, Traditional

**Heating:** Central, Electric, Exhaust Fan

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Brick, Concrete, Frame, Stucco

**Parking:** Covered, Driveway, Garage Door Opener, Guest, Off-street, On-street, Open

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Basketball Court, Irrigation Equipment, Playground

**Showing Requirements:** 24 Hour Notice, Combination Lock Box, Lockbox, Lock Box Coded, See Remarks, ShowingTime

**Occupant Type:** Vacant

**Other Structures:** Tennis Court(s)



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