

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

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6366323



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

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

Basics

Bathrooms Full: 4

Date added: Added 3 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 6 beds

Bathrooms: 4 baths

Half baths: 0 half baths

Area, sq ft: 4303 sq ft

Lot size, sq ft: 10454 sq ft

Year built: 2008

View: Golf Course, Water

SubdivisionName: SHINGLE CREEK RESERVE AT THE OAKS
PH 5

ListOfficeName: LPT REALTY, LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt, Brick, Concrete, Paved

Elementary School: Pleasant Hill Elem **Middle Or Junior School:** Horizon Middle

High School: Liberty High

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Central Vacuum, 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 Vaccum, 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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