

1619 CUMIN DRIVE POINCIANA FL 34759

https://candiscarmichael.com



Welcome to 1619 Cumin Dr, where comfort, convenience, and resort-style living come together. This inviting 3-bedroom, 2-bathroom home features a bright and spacious layout designed for both everyday living and entertaining. The kitchen offers ample cabinetry and counter space with an easy flow into the dining and living areas, creating a comfortable setting to gather [...]

- 3 beds
- 2 baths
- Residential
- Villa
- Active
- 1067 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRS5156325



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5156325>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 2178 sq ft

SubdivisionName: TUSCANY PRESERVE PHASE 3

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1067 sq ft

Year built: 2025

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 28

Road Surface Type: Asphalt, Paved

Property Features

Interior Features: Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

Flooring: Laminate

Pets Allowed: Yes

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside, Laundry Closet

Exterior Features: Sidewalk

Utilities: Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central



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Property Details

Subdivision Name: TUSCANY
PRESERVE PHASE 3

Parcel Number: 28-28-15-935362-002120

Levels: One

Property Attached YN: Yes

Direction Faces: Southwest

Foundation Details: Slab

Construction Materials: Block,
Stucco

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

Association Information

Association YN: Yes

Association Fee: 269.66

**Association Fee
Frequency:** Monthly

Association Fee Includes: Cable TV, Pool, Internet,
Maintenance Structure, Maintenance Grounds, Recreational
Facilities, Security, Sewer, Trash

Association Amenities:
Basketball Court, Fitness
Center, Playground, Tennis
Court(s)

Community Features: Clubhouse, Community Mailbox, Deed
Restrictions, Dog Park, Fitness Center, Gated Community -
Guard, Irrigation-Reclaimed Water, Park, Playground, Pool,
Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$676

Tax Legal Description: TUSCANY PRESERVE PHASE 3 PB 150 PG
15-18 LOT 212

Tax Lot: 212

Rooms



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

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s)

Utilities: Electricity Connected, Sewer Connected, Water Connected

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Tile



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Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation
Equipment

Showing Requirements: Appointment Only, Call Listing
Agent, Gate Code Required, Lock Box Coded, See Remarks,
ShowingTime



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