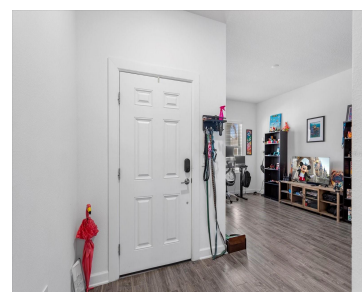


# 1774 GOOD NEIGHBOR LOOP KISSIMMEE FL 34744

<https://candiscarmichael.com>



This exceptional three-bedroom, two-bath home welcomes you with a charming front porch and a spacious two-car garage. Inside, the open, fully equipped kitchen—featuring 42" cabinets and elegant quartz countertops—overlooks the combined dining and family room, creating a bright and inviting space for everyday living and entertaining. The luxurious owner's suite offers a spa-inspired retreat complete [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2068 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6385521



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6385521>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2068 sq ft

**Year built:** 2022

**SubdivisionName:** TOHOQUA PH 2

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5663 sq ft

**View:** Trees/Woods

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

**Elementary School:** Neptune Elementary

**Middle Or Junior School:** Neptune Middle (6-8)

**High School:** Gateway High School (9 12)

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## Property Features



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**Interior Features:** In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Front Porch, Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Roof:** Shingle

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Sewer Available, Sewer Connected, Water Available, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Laundry Room

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

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

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Conservation Area, Sidewalk, Paved, Private

---

## Property Details

**Subdivision Name:** TOHOQUA PH 2

**Levels:** One

**Builder Name:** Lennar Homes

**Foundation Details:** Slab

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

**Parcel Number:** 06-26-30-5343-0001-2250

**Direction Faces:** North

**Builder Model:** Bourne II

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 80

**Association Amenities:** Clubhouse, Fitness Center, Park, Pickleball Court(s), Playground, Pool, Wheelchair Access

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s), Wheelchair Access



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,509

**Tax Other Annual Assessment Amount:**  
1903

**Tax Legal Description:** TOHOQUA PH 2 PB 29  
PGS 187-192 LOT 225

**Tax Lot:** 225

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	16x14	First	14	16
Dining Room	16x11	First	11	16
Living Room	14x17	First	17	14
Primary Bedroom	15x13	First	13	15
Primary Bathroom	9x18	First	18	9
Bathroom 1	10x11	First	11	10
Bedroom 2	10x11	First	11	10
Bathroom 1	5x9	First	9	5
Office	10x15	First	15	10
Foyer	5x5	First	5	5
Balcony/Porch/Lanai	14x7	First	7	14

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s), Wheelchair Access

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Sewer Available, Sewer Connected, Water Available, Water Connected

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Combination Lock Box, Go Direct, See Remarks, ShowingTime



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