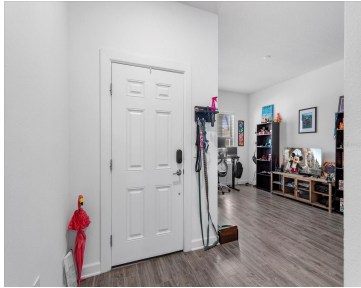


1774 GOOD NEIGHBOR LOOP KISSIMMEE FL 34744

<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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

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

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 2 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

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)

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE