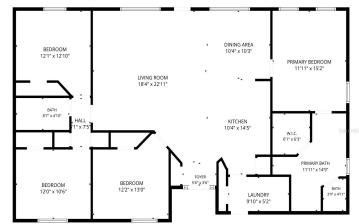


1816 MANITOBA COURT KISSIMMEE FL 34759

https://candiscarmichael.com



A home that feels new without the wait! This beautifully maintained 4-bedroom, 2-bath home offers 1,809 square feet of thoughtfully designed living space with an open floor plan that’s perfect for everyday living and entertaining. The home features tile flooring throughout, cherry oak cabinetry, and granite countertops in both the kitchen and bathrooms. Recent updates [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1809 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRL4963219



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/L4963219>

Basics

Bathrooms Full: 2	Date added: Added 1 hour ago
Category: Single Family Residence	Type: Residential
Bedrooms: 4 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Floors: 1 floor
Area, sq ft: 1809 sq ft	Lot size, sq ft: 7000 sq ft
Year built: 2004	SubdivisionName: POINCIANA NBRHD 5 VILLAGE 7
ListOfficeName: LPT REALTY, LLC	GarageSpaces: 2
ListAOR: mfrmls	

Location Details

Township: 28	Road Surface Type: Paved
Road Responsibility: Public Maintained Road	Elementary School: Laurel Elementary
Middle Or Junior School: Lake Marion Creek Middle	High School: Haines City Senior High

Property Features



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Interior Features: Open Floorplan, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Tile

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Barrel/Cistern(s), Rain Gutters, Sidewalk, Sprinkler Metered

Roof: Shingle

Window Features: Blinds, Shutters

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Cooktop, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room, Washer Hookup

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Vinyl

Security Features: Security System, Smoke Detector(s)

Utilities: Electricity Connected, Public, Sprinkler Well, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: In County, Landscaped, Paved

Property Details

Subdivision Name: POINCIANA NBRHD 5 VILLAGE 7 **Parcel Number:** 28-28-03-934760-054040

Levels: One

Direction Faces: East

Foundation Details: Block, Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan **Property Condition:** Completed

Association Information

Association YN: Yes

Association Fee: 100

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool, Recreational Facilities

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fitness Center, Park, Playground, Pool, Recreation Facilities, Wheelchair Access

Community Features: Clubhouse, Dog Park, Park, Playground, Pool, Sidewalks, Wheelchair Access, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$3,750

Tax Legal Description: POINCIANA NEIGHBORHOOD 5 VILLAGE 7
PB 53 PGS 19/28 BLK 1143 LOT 4

Tax Lot: 4

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	11.11x15.2	First	15.2	11.11
Bedroom 1	12.2x13	First	13	12.2
Bedroom 2	12x10.6	First	10.6	12
Bedroom 3	12.1x12.1	First	12.1	12.1
Kitchen	10.4x14.5	First	14.5	10.4
Living Room	11.11x14.9	First	14.9	11.11
Primary Bathroom		First		

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System, Smoke Detector(s)

WindowFeatures: Blinds, Shutters

Utilities: Electricity Connected, Public, Sprinkler Well, Water Connected

Amenities: Cooktop, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Dog Park, Park, Playground, Pool, Sidewalks, Wheelchair Access, Street Lights

ExteriorFeatures: Rain Barrel/Cistern(s), Rain Gutters, Sidewalk, Sprinkler Metered

Features: Open Floorplan, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Listing Agent Must Accompany, See Remarks, ShowingTime



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