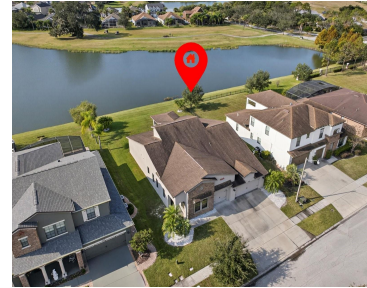


1822 TROPHY BASS WAY KISSIMMEE FL 34746

<https://candiscarmichael.com>



Waterfront home in Shingle Creek Reserve, where Florida living meets comfort and convenience. Bring your boat and enjoy direct access to Lake Tohopekaliga through the community boat ramp—or if you prefer, bring your clubs and play on, The Oaks National, Golf Course! Perfect home for weekends on the water or the on the golf course. [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2798 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6363370



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Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://sites.davidallenproductions.com/1822-Trophy-Bass-Way/idx>

Basics

Bathrooms Full: 3

Date added: Added 3 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 3 baths

Half baths: 0 half baths

Floors: 2 floors

Area, sq ft: 2798 sq ft

Lot size, sq ft: 9365 sq ft

Year built: 2012

SubdivisionName: SHINGLE CREEK RESERVE AT THE OAKS PH 6

ListOfficeName: REAL BROKER, LLC **GarageSpaces:** 3

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Tile, Wood

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Sliding Doors

Utilities: Cable Available, Electricity Available, Water Available

Sewer: Public Sewer

Heating: Heat Pump

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Waterfront Features: Pond

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: SHINGLE CREEK RESERVE AT THE OAKS PH 6 **Parcel Number:** 33-25-29-2154-0001-4480

Levels: Two

Foundation Details: Slab

Direction Faces: Northeast

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Community Features: Golf Carts OK, Golf, Playground

Association Fee: 153

Association Amenities: Basketball Court, Golf Course

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$8,653

Tax Other Annual Assessment Amount: 1268

Tax Legal Description: SHINGLE CREEK RESERVE AT THE OAKS PH 6 PB 20 PG 106-107 LOT 448

Tax Lot: 448

Rooms

Room type	Dimensions	Level	Length	Width
Family Room	20x19	First	19	20
Kitchen	18x15	First	15	18
Dining Room	12x12	First	12	12
Living Room	17x18	First	18	17
Loft		Second		
Primary Bedroom	16x15	First	15	16
Bedroom 2	14x12	First	12	14
Bedroom 3	11x11	First	11	11
Bedroom 4	15x11	First	11	15

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Golf Carts OK, Golf, Playground

Utilities: Cable Available, Electricity Available, Water Available

Amenities: Dishwasher, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only

Occupant Type: Vacant



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