

# 1833 CORIANDER DRIVE POINCIANA FL 34759

<https://candiscarmichael.com>

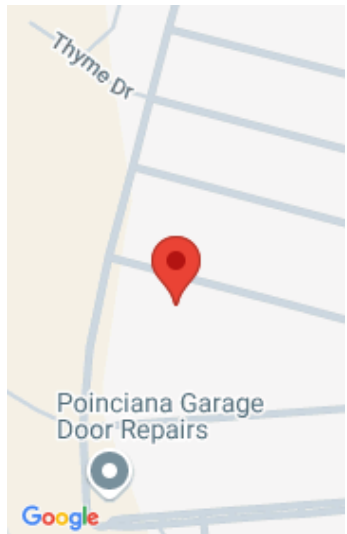


\$169,000



Unfortunately the buyer's financing fell through. No issues with inspections or appraisal. Best deal around! LOW HOA and NO CDD fee. ROI greater than 10% with an annual lease. Short-term rentals are allowed! Tuscany Preserve is a highly desired gated and maintenance free community. The villa features tile in all wet areas, tall ceilings, large [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1056 sq ft



## Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRT3503098

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/T3503098>

---

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 2178 sq ft

**SubdivisionName:** TUSCANY PRESERVE PH 03

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1056 sq ft

**Year built:** 2016

**ListOfficeName:** FUTURE HOME REALTY INC

---

## Location Details

**Township:** 28

**Road Surface Type:** Asphalt, Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Parking Features:** Assigned, Open

**Exterior Features:** Lighting, Sidewalk, Tennis Court(s)

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

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

**Laundry Features:** Laundry Closet

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** TUSCANY PRESERVE PH 03

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 28-28-15-935362-003300

**Direction Faces:** West

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fitness Center, Playground, Tennis Court(s)

**Association Fee:** 154.68

**Association Fee Includes:** Pool

**Community Features:** Fitness Center, Playground, Pool, Sidewalks, Tennis Courts

---

## Fees&Taxes

**Tax Year:** 2023

**Tax Legal Description:** TUSCANY PRESERVE PHASE 3 PB 150 PG 15-18 LOT 330

**Tax Annual Amount:** \$2,302

**Tax Lot:** 330



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	16x14	First	14	16
Kitchen	10x10	First	10	10
Primary Bedroom	12x14	First	14	12
Bathroom 2	12x12	First	12	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Fitness Center, Playground, Pool, Sidewalks, Tennis Courts

**ExteriorFeatures:** Lighting, Sidewalk, Tennis Court(s)

**Features:** Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Assigned, Open

**Heating:** Central

**Roof:** Shingle



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Condominium Disclosure Available

**Occupant Type:** Vacant **Showing Requirements:** Appointment Only, Call Listing Agent, Go Direct, Lock Box Coded, ShowingTime



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE