

1855 SPRING SHOWER CIRCLE KISSIMMEE FL 34744

https://candiscarmichael.com



\$365,000



Welcome to this beautifully maintained villa located in Tohoqua Reserve, one of Kissimmee's most desirable and amenity rich 55+ communities. Designed for comfort and convenience, this residence offers a perfect blend of low-maintenance living - ideal for year-round residents or seasonal enjoyment. Seller is offering this property FULLY FURNISHED with the right offer so it's [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1559 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6360691



Call us now

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



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## Description

**Virtual Tour:** <https://youtu.be/A9eL3D8EekQ>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1559 sq ft

**Year built:** 2023

**SubdivisionName:** TOHOQUA PH 5A

**GarageSpaces:** 2

**Date added:** Added 7 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3960 sq ft

**View:** Park/Greenbelt

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

**Elementary School:** Neptune Elementary **Middle Or Junior School:** Harmony Middle

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

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## Property Features



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**Interior Features:** Built-in Features, Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Window Treatments

**Flooring:** Carpet, Ceramic Tile

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

**Fireplace Features:** Electric

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sidewalk

**Security Features:** Gated Community, Smoke Detector(s)

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**View:** Park/Greenbelt

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Conservation Area, Landscaped, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System, Whole House R.O. System

**Laundry Features:** Laundry Room

**Fireplace YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Roof:** Shingle

**Window Features:** Window Treatments

**Vegetation:** Trees/Landscaped

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** TOHOQUA PH 5A

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Block, Concrete, Stucco

**Property Condition:** Completed

**Parcel Number:** 05-26-30-5345-0001-0280

**Direction Faces:** West

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Park, Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s)

**Association Fee:** 635

**Association Fee Includes:** Pool, Management, Recreational Facilities

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,060

**Tax Other Annual Assessment Amount:** 1142

**Tax Legal Description:** TOHOQUA PH 5A PB 30 PGS 175-179 LOT 28

**Tax Lot:** 28

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x15	First	15	12
Den	9x10	First	10	9
Bedroom 2	10x11	First	11	10
Kitchen	15x10	First	10	15
Living Room	15x15	First	15	15
Laundry	6x6	First	6	6
Dining Room	15x9	First	9	15
Balcony/Porch/Lanai	14x8	First	8	14

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Window Treatments

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System, Whole House R.O. System

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Built-in Features, Eat-in Kitchen, Electric, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner



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