1855 SPRING SHOWER CIRCLE KISSIMMEE FL 34744

https://candiscarmichael.com









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
- Residentia
- Villa
- Active
- 1559 sa ft

×

Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRO6360691



Call us now

Phone: 727-888-3292



Description

Virtual Tour: https://youtu.be/A9eL3D8EekQ

Basics

Bathrooms Full: 2 Date added: Added 7 hours ago

Category: Villa Type: Residential

Bedrooms: 2 beds **Bathrooms: 2** baths

Half baths: 0 half baths **Floors: 1** floor

Area, sq ft: 1559 sq ft **Lot size, sq ft: 3960** sq ft

Year built: 2023 View: Park/Greenbelt

SubdivisionName: TOHOQUA PH 5A ListOfficeName: EXP REALTY LLC

GarageSpaces: 2 ListAOR: mfrmls

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)

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

Property Details

Subdivision Name: TOHOQUA PH 5A **Parcel Number:** 05-26-30-5345-0001-0280

Levels: One Direction Faces: West

Number Of Lots: 1 Foundation Details: Slab

Construction Materials: Block, Concrete,

Stucco

Property Condition: Completed

Listing Terms: Cash, Conventional, FHA, VA Loan

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)

Fees&Taxes

Tax Year: 2025 Tax Annual Amount: \$5,060

Tax Other Annual Assessment Amount: Tax Legal Description: TOHOQUA PH 5A PB 30

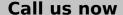
PGS 175-179 LOT 28

Tax Lot: 28

1142

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)

CommunityFeatures: Clubhouse, Deed

Restrictions, Fitness Center, Gated Community -No Guard, Park, Playground, Pool, Sidewalks,

Tennis Court(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Window Treatments

Utilities: Electricity Connected, Public, Sewer **Features:** Built-in Features, Eat-in Kitchen,

Connected, Water Connected

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

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

Building Details

NewConstructionYN: No Heating: Central, Electric

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

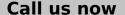
Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple Occupant Type: Owner

Showing Requirements: ShowingTime





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