

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
- 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



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THE STANDARD OF EXCELLENCE

Description

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

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 3 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

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

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

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: 1142

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

Tax Lot: 28

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

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Owner



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