#### **1882 RUSTIC FALLS DRIVE KISSIMMEE FL 34744**

https://candiscarmichael.com















Motivated seller. Priced \$50,000 below new construction. Back on the market due to unexpected buyer related issue. Spacious multigenerational home with 4 bedrooms, 3.5 baths, 2,851 sq ft. Features a true private in-law suite with its own bedroom, bathroom, living area, and kitchenette—ideal for extended family, guests, or extra flexibility. Bright open layout with tile [...]

- 4 beds
- 4 baths
- Residentia
- Single Family Residence
- Active
- 2851 sq ft

×

## **Courtesy of**

**Listing Office:** REAL BROKER, LLC **Office ID:** MFR805521714

Status: Active MLS ID: MFRO6277038



#### Call us now

Phone: 727-888-3292



# **Description**

Virtual Tour: https://sites.davidallenproductions.com/1882-Rustic-Falls-Dr/idx

### **Basics**

Bathrooms Full: 3

Date added: Added 12 hours ago

**Type:** Residential

Bathrooms: 4 baths

Area, sq ft: 2851 sq ft

Year built: 2017

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

**Bathrooms Half:** 1

Category: Single Family Residence

**Bedrooms: 4** beds

Half baths: 1 half bath

Lot size, sq ft: 7841 sq ft

SubdivisionName: KINDRED PH 1C

**GarageSpaces:** 3

#### **Location Details**

Township: 25S Road Surface Type: Asphalt

Middle Or Junior School: Neptune Middle (6-8) High School: Gateway High School (9 12)

### **Property Features**





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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In

Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear

Porch, Screened

Garage YN: Yes

**Garage Spaces:** 3

Exterior Features: Lighting, Rain Gutters,

Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Blinds

**Utilities:** Public, Underground Utilities

Water Source: Public Cooling: Central Air

Furnished: Unfurnished

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

**Laundry Features:** Inside, Laundry Room

Parking Features: Driveway, Garage Door

Opener, Oversized

**Attached Garage YN:** Yes

Pets Allowed: Yes

Fencing: Vinyl

**Security Features:** Smoke Detector(s)

**Architectural Style:** Traditional **Vegetation:** Mature Landscaping

Sewer: Public Sewer

**Heating:** Central, Electric

Lot Features: Landscaped, Sidewalk,

Paved

## **Property Details**

Subdivision Name: KINDRED PH 1C

**Levels:** One

Builder Name: DR Horton

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 36-25-29-3609-0001-3190

**Direction Faces:** North

Builder Model: Camden

Construction Materials: Block, Stucco

# **Association Information**



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**Association YN:** Yes

**Association Fee Frequency:** Annually

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

**Association Fee: 129** 

**Association Fee Includes:** Pool, Management

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks,

Tennis Court(s), Street Lights

#### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$6,905

Tax Other Annual Assessment Amount: Tax Legal Description: KINDRED PH 1C PB 25

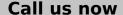
PGS 127-134 LOT 319

**Tax Lot:** 319

2595

#### Rooms





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Room type	Dimensions	Level	Length	Width
Primary Bedroom	19x14	First	14	19
Bedroom 2	11x12	First	12	11
Bedroom 3	11x12	First	12	11
Bedroom 4	12x14	First	14	12
Den	10x19	First	19	10
Kitchen	8x12	First	12	8
Great Room	19x19	First	19	19
Dining Room	12x12	First	12	12
Dinette	10x10	First	10	10
Balcony/Porch/Lanai	10x19	First	19	10

# **Amenities & Features**





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Waterfront available: No GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Smoke CommunityFeatures: Clubhouse, Community Mailbox, Detector(s) Deed Restrictions, Dog Park, Fitness Center, Park,

Deed Restrictions, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street

Lights

WindowFeatures: Blinds ExteriorFeatures: Lighting, Rain Gutters, Sidewalk,

Sliding Doors

**Utilities:** Public, Underground Utilities **Features:** Ceiling Fans(s), Eat-in Kitchen,

Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window

**Treatments** 

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

Washer

# **Building Details**

ArchitecturalStyle: Traditional NewConstructionYN: No

**Heating:** Central, Electric **Exterior material:** Block, Stucco

**Roof:** Shingle **Parking:** Driveway, Garage Door Opener, Oversized

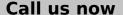
### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Equipment Other Structures: Other

**Showing Requirements:** ShowingTime





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