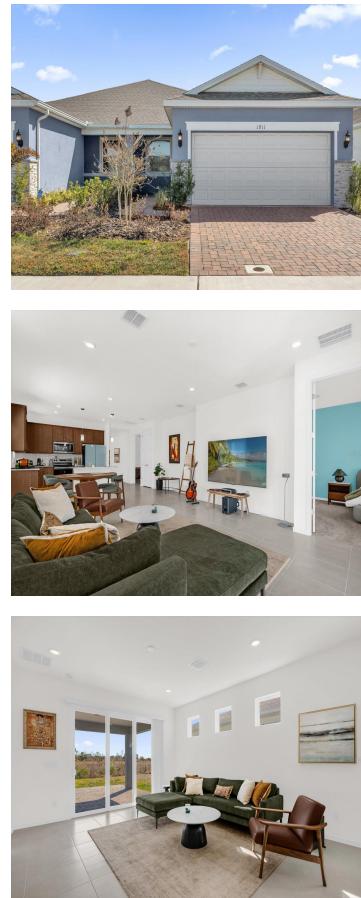


1911 SPRING SHOWER CIRCLE KISSIMMEE FL 34744

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- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1579 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6378988



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6378988>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1579 sq ft

Year built: 2024

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4125 sq ft

SubdivisionName: TOHOQUA RESERVE

GarageSpaces: 2

Location Details

Township: 26

Road Responsibility: Private Maintained Road

Middle Or Junior School: Neptune Middle (6-8)

Road Surface Type: Paved

Elementary School: Neptune Elementary

High School: Gateway High School (9 12)

Property Features



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Interior Features: In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear Porch

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Roof: Shingle

Window Features: Blinds, Double Pane Windows, Insulated Windows, Low-Emissivity Windows

Utilities: Cable Available, Electricity Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Pool Features: Gunite, In Ground, Lighting, Outside Bath Access, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk, Sprinkler Metered

Security Features: Fire Sprinkler System, Gated Community, Smoke Detector(s)

Architectural Style: Coastal

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Cleared, Level, Sidewalk, Paved

Property Details

Subdivision Name: TOHOQUA RESERVE

Levels: One

Builder Name: Pulte

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 05-26-30-5349-0001-2130

Direction Faces: Northwest

Builder Model: Ellenwood

Construction Materials: Block, Cement Siding, Stucco

Property Condition: Completed



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Association Information

Association YN: Yes

Association Fee: 659

Association Fee Frequency: Quarterly

Association Fee Includes: Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Recreational Facilities

Association Amenities: Clubhouse, Fitness Center, Gated, Playground, Pool, Tennis Court(s), Vehicle Restrictions

Community Features: Fitness Center, Park, Playground, Pool, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,234

Tax Other Annual Assessment Amount: **Tax Legal Description:** TOHOQUA PH 5B PB 32 984 PGS 139-142 LOT 213

Tax Lot: 213

Green Building Info

Green Water Conservation: Drip Irrigation, Irrig. System-Drip/Microheads, Irrigation-Reclaimed Water

Green Energy Efficient: Appliances, HVAC, Insulation, Lighting, Roof, Thermostat, Water Heater, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	16x10	First	10	16
Dinette	17x9	First	9	17
Great Room	14x15	First	15	14
Primary Bedroom	12x15	First	15	12
Bedroom 2	10x11	First	11	10
Office	10x10	First	10	10
Balcony/Porch/Lanai	14x9	First	9	14
Primary Bathroom	11x10	First	10	11
Bathroom 2	5x9	First	9	5
Laundry	6x6	First	6	6

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Sprinkler System, Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Double Pane Windows, Insulated Windows, Low-Emissivity Windows

PoolFeatures: Gunite, In Ground, Lighting, Outside Bath Access, Tile

Features: In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Fitness Center, Park, Playground, Pool, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Sidewalk, Sprinkler Metered

Utilities: Cable Available, Electricity Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

Building Details

ArchitecturalStyle: Coastal

NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Block, Cement Siding, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Sentri Lock Box, Call Listing Agent, Gate Code Required, Locked Gate, See Remarks, ShowingTime



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