

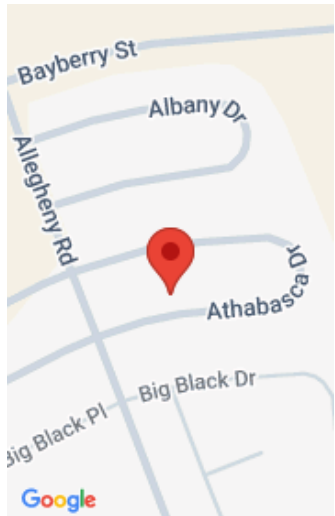
196 ATHABASCA DRIVE POINCIANA FL 34759

<https://candiscarmichael.com>



Very Motivated Seller! Welcome to your dream home in the heart of Poinciana, FL! This stunning two-story residence boasts 4 spacious bedrooms and 2.5 bathrooms, perfect for family living. Step inside to discover an inviting living space with modern finishes and an abundance of natural light. The kitchen features sleek granite countertops and comes fully [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2104 sq ft



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: LPT REALTY

Status: Active

Office ID: MFR261016803

MLS ID: MFRV4936684

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/V4936684>

Basics

Bathrooms Full: 2

Date added: Added 1 day ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 7714 sq ft

SubdivisionName: POINCIANA NBRHD 6 VILLAGE 7

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2104 sq ft

Year built: 2006

ListOfficeName: LPT REALTY

ListAOR: mfrmls

Location Details

Township: 28

Road Surface Type: Concrete

Property Features



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Interior Features: Primary Bedroom Upstairs

Appliances: Dryer, Electric Water Heater, Microwave, Range, Washer

Flooring: Carpet, Ceramic Tile

Laundry Features: Electric Dryer Hookup, Laundry Room, Washer Hookup

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Cats OK, Dogs OK, Number Limit, Yes

Exterior Features: Other

Roof: Shingle

Utilities: Cable Available, Cable Connected, Electricity Available

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Property Details

Subdivision Name: POINCIANA NBRHD 6 VILLAGE 7

Parcel Number: 28-28-15-935360-004150

Levels: Two

Direction Faces: Southeast

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 85

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Internet

Fees & Taxes

Tax Year: 2023

Tax Annual Amount: \$3,291

Tax Legal Description: POINCIANA NEIGHBORHOOD 6 VILLAGE 7 PB 61 PGS 29/52 BLK 3013 LOT 15

Tax Lot: 15



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Rooms

Room type	Level
Primary Bedroom	Second
Bathroom 2	Second
Bathroom 3	Second
Bathroom 4	Second
Living Room	First
Dining Room	First
Kitchen	First
Family Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Other

Features: PrimaryBedroom Upstairs

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Available, Cable Connected, Electricity Available

Amenities: Dryer, Electric Water Heater, Microwave, Range, Washer



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Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure

Occupant Type: Vacant **Showing Requirements:** Appointment Only, Call Listing Agent



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