

196 ATHABASCA DRIVE POINCIANA FL 34759

<https://candiscarmichael.com>



Seller will provide a \$10,000 credit with a full-price offer. BRAND NEW 2025 ROOF! 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 [...]

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



Courtesy of

Listing Office: LPT REALTY

Status: Active

Office ID: MFR261016803

MLS ID: MFRV4936684



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

Basics

Bathrooms Full: 2

Date added: Added 2 hours 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

Occupant Type:
Vacant

Showing Requirements: Appointment Only, Call Listing Agent,
Combination Lock Box



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