

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



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Email: RealtorCandis@gmail.com



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## Description

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

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## 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

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## Location Details

**Township:** 28

**Road Surface Type:** Concrete

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## 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

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## 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

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## Association Information

**Association YN:** Yes

**Association Fee:** 85

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Internet

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## 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

|                                          |                                                                           |
|------------------------------------------|---------------------------------------------------------------------------|
| <b>Waterfront available:</b> No          | <b>GarageYN:</b> Yes                                                      |
| <b>AttachedGarageYN:</b> Yes             | <b>FireplaceYN:</b> No                                                    |
| <b>PoolPrivateYN:</b> No                 | <b>Cooling:</b> Central Air                                               |
| <b>ExteriorFeatures:</b> Other           | <b>Utilities:</b> Cable Available, Cable Connected, Electricity Available |
| <b>Features:</b> PrimaryBedroom Upstairs | <b>Amenities:</b> Dryer, Electric Water Heater, Microwave, Range, Washer  |



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

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



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