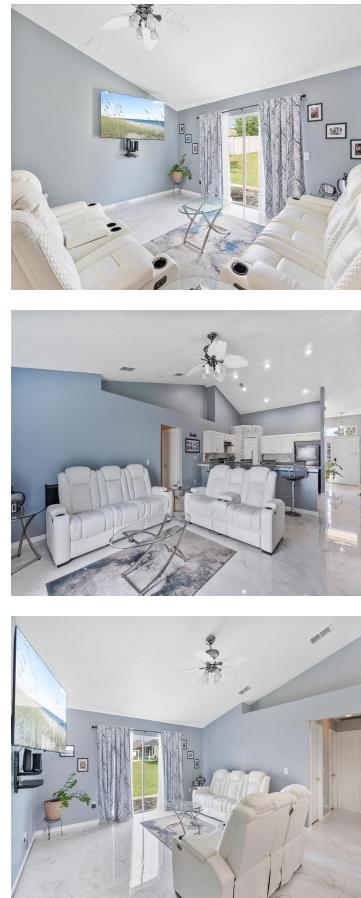


# 1961 SAWFISH DRIVE KISSIMMEE FL 34759

<https://candiscarmichael.com>



Welcome to YOUR beautifully updated 3-bedroom, 2-bathroom home nestled in a quiet and friendly Kissimmee neighborhood. Featuring a spacious layout and stylish tile flooring throughout, this home is move-in ready and perfect for comfortable Florida living. The renovated kitchen is a standout in the neighborhood with sleek granite countertops, modern finishes, and plenty of cabinet [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1785 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6329266



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://show.tours/e/KTg35CX>

## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Floors:</b> 1 floor
<b>Area, sq ft:</b> 1785 sq ft	<b>Lot size, sq ft:</b> 10411 sq ft
<b>Year built:</b> 2005	<b>SubdivisionName:</b> POINCIANA NBRHD 04 VILLAGE 07
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>GarageSpaces:</b> 1
<b>ListAOR:</b> mfrmls	

## Location Details

<b>Township:</b> 28	<b>Road Surface Type:</b> Concrete
---------------------	------------------------------------

## Property Features

<b>Interior Features:</b> Ceiling Fans(s)	<b>Appliances:</b> Dishwasher, Microwave, Range, Refrigerator
<b>Flooring:</b> Carpet, Tile	<b>Laundry Features:</b> Electric Dryer Hookup, Laundry Room, Washer Hookup
<b>Garage YN:</b> Yes	<b>Attached Garage YN:</b> Yes
<b>Garage Spaces:</b> 1	<b>Pets Allowed:</b> Yes
<b>Exterior Features:</b> Sliding Doors	<b>Roof:</b> Shingle
<b>Utilities:</b> Cable Available	<b>Water Source:</b> Public
<b>Sewer:</b> Public Sewer	<b>Cooling:</b> Central Air
<b>Heating:</b> Central	



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## Property Details

**Subdivision Name:** POINCIANA NBRHD 04 VILLAGE **Parcel Number:** 28-28-02-934710-096130 07

**Levels:** One

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block

**Listing Terms:** Cash, Conventional, FHA, VA Loan

## Association Information

**Association YN:** Yes

**Association Fee:** 95

**Association Fee Frequency:** Monthly

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,674

**Tax Legal Description:** POINCIANA NEIGHBORHOOD 4 VILLAGE  
7 PB 53 PGS 4/18 BLK 1039 LOT 13

**Tax Lot:** 13

## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	4x2	First	2	4
Dining Room	12x11	First	11	12
Family Room	12x13	First	13	12
Kitchen	16x13	First	13	16
Living Room	16x17	First	17	16
Primary Bedroom	13x17	First	17	13
Primary Bathroom	9x12	First	12	9
Bathroom 1	2x6	First	6	2
Bedroom 1	9x11	First	11	9
Laundry	6x8	First	8	6
Bedroom 2	13x11	First	11	13
Bathroom 2	5x11	First	11	5
Garage Apartment	19x19	First	19	19

## Amenities & Features



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**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Utilities:** Cable Available

**Features:** Ceiling Fans(s)

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

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** 24 Hour Notice, Call Listing Agent 2, Call Listing Agent, Combination Lock Box



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