

# 1974 SPRING SHOWER CIRCLE KISSIMMEE FL 34744

<https://candiscarmichael.com>



This immaculate home in Tohoqua Reserve is an absolute must-see! Enjoy the unbeatable lifestyle and resort-style amenities of this sought-after 55+ community, paired with a prime, convenient location. Inside, you'll find upgraded tile flooring throughout, stunning quartz countertops, and upgraded cabinetry, all showcased in a bright, open-concept design. The kitchen offers ample counter space and [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2175 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Office ID:** MFR261019292

**Status:** Active

**MLS ID:** MFRO6367917



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6098 sq ft

**SubdivisionName:** TOHOQUA PH 5A

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2175 sq ft

**Year built:** 2023

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

**Elementary School:** Neptune Elementary

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

**High School:** Gateway High School (9 12)

## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Tile

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Garage YN:** Yes

**Laundry Features:** Laundry Room

**Garage Spaces:** 2

**Attached Garage YN:** Yes

**Exterior Features:** Lighting, Sidewalk, Sliding Doors

**Pets Allowed:** Yes

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Roof:** Shingle

**Sewer:** Public Sewer

**Water Source:** Public

**Heating:** Central

**Cooling:** Central Air

**Furnished:** Negotiable



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## Property Details

**Subdivision Name:** TOHOQUA PH 5A  
**Levels:** One  
**Foundation Details:** Slab

**Parcel Number:** 05-26-30-5345-0001-1130  
**Direction Faces:** Southeast  
**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes  
**Association Fee Frequency:** Quarterly  
**Association Fee:** 385

## Fees&Taxes

**Tax Year:** 2024  
**Tax Legal Description:** TOHOQUA PH 5A PB 30 PGS 175-179  
LOT 113  
**Tax Annual Amount:** \$2,980  
**Tax Lot:** 113

## Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock Box



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