

1991 KEY BAY TRAIL KISSIMMEE FL 34747

https://candiscarmichael.com



Virtually Staged. Welcome! Experience effortless elegance in this exquisitely maintained, 2023-built villa nestled within a premier, GUARD GATED 55+ RESORT ENCLAVE. Virtually staged to showcase its refined potential, the luminous OPEN-CONCEPT layout seamlessly bridges a gourmet kitchen and expansive living spaces, culminating in a private covered space designed for sophisticated indoor-outdoor relaxation. Beyond the home [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1437 sq ft



Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE  
**Status:** Active

**Office ID:** MFR261019292  
**MLS ID:** MFRTB8421378



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Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**SubdivisionName:** FOUR SEASONS AT ORLANDO  
PH 4B

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1437 sq ft

**Year built:** 2023

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Elementary School:** Celebration K-8

**High School:** Poinciana High School

**Road Surface Type:** Paved

**Middle Or Junior School:** Celebration K-8

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## Property Features

**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Awning(s)

**Utilities:** Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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## Property Details



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**Subdivision Name:** FOUR SEASONS AT ORLANDO  
PH 4B

**Parcel Number:** 15-25-27-3571-0001-5520

**Levels:** One

**Direction Faces:** Southeast

**Foundation Details:** Slab

**Construction Materials:** Block

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 455.99

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24  
Hour, Escrow Reserves Fund, Maintenance  
Structure, Recreational Facilities

**Community Features:** Community Mailbox, Fitness  
Center, Gated Community - Guard, Golf Carts OK,  
Pool, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$8,564

**Tax Other Annual Assessment  
Amount:** 3612

**Tax Legal Description:** FOUR SEASONS AT  
ORLANDO PH 4B PB 32 PGS 37-39 LOT 552

**Tax Lot:** 552

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## Rooms



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| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Primary Bedroom | 15x12      | First | 12     | 15    |
| Bedroom 2       | 10x12      | First | 12     | 10    |
| Living Room     |            | First |        |       |
| Kitchen         |            | First |        |       |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Tennis Court(s)

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Awning(s)

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Combination Lock Box,  
ShowingTime



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