

1994 SPRING SHOWER CIRCLE KISSIMMEE FL 34744

<https://candiscarmichael.com>



\$440,000



THIS IS MORE THAN A HOME — IT'S A LIFESTYLE. Experience elevated living in this exceptional builder's model home, located in the highly sought-after 55+ gated community of Tohoqua Reserve, now completely sold out. Built in 2022 and showcasing the builder's highest level of upgrades, this residence offers a perfect blend of elegance, comfort, and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2056 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRS5144463



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5144463>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2056 sq ft

Year built: 2022

SubdivisionName: TOHOQUA RESERVE

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 2 floors

Lot size, sq ft: 6616 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 26

Road Surface Type: Paved

Property Features



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Interior Features: In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Enclosed, Patio

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk, Sprinkler Metered

Security Features: Smoke Detector(s)

Architectural Style: Florida, Mediterranean

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Insulated Windows, Low-Emissivity Windows

Utilities: Cable Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

View: Water

Sewer: Public Sewer

Heating: Electric, Heat Pump

Lot Features: Level, Sidewalk, Paved

Property Details

Subdivision Name: TOHOQUA RESERVE

Levels: One

New Construction YN: Yes

Builder Model: Mystique

Construction Materials: Block, Cement Siding, Stucco, Frame

Property Condition: Completed

Parcel Number: 05-26-30-5345-0001-1170

Direction Faces: Southwest

Builder Name: Pulte

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee: 128

Association Fee Frequency:
Monthly

Association Fee Includes: Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Recreational Facilities

Association Amenities: Clubhouse, Fitness Center, Playground, Pool, Tennis Court(s), Vehicle Restrictions

Community Features: Clubhouse, Community Mailbox, Fitness Center, Park, Playground, Pool, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,519

Tax Other Annual Assessment Amount: 1728

Tax Legal Description: TOHOQUA PH 5A PB 30 PGS 175-179 LOT 117

Tax Lot: 117

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Green Energy Efficient: Appliances, HVAC, Lighting, Roof, Thermostat, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	17x10	First	10	17
Dining Room	11x12	First	12	11
Great Room	12x18	First	18	12
Primary Bedroom	14x16	First	16	14
Bedroom 2	11x11	First	11	11
Bedroom 3	12x10	First	10	12
Balcony/Porch/Lanai	13x10	First	10	13
Studio	11x10	First	10	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

WindowFeatures: Blinds, Insulated Windows, Low-Emissivity Windows

Utilities: Cable Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

Amenities: Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Fitness Center, Park, Playground, Pool, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Sidewalk, Sprinkler Metered

Features: In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Florida, Mediterranean

Heating: Electric, Heat Pump

Roof: Shingle

NewConstructionYN: Yes

Exterior material: Block, Cement Siding, Frame, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent, Combination Lock Box, ShowingTime



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