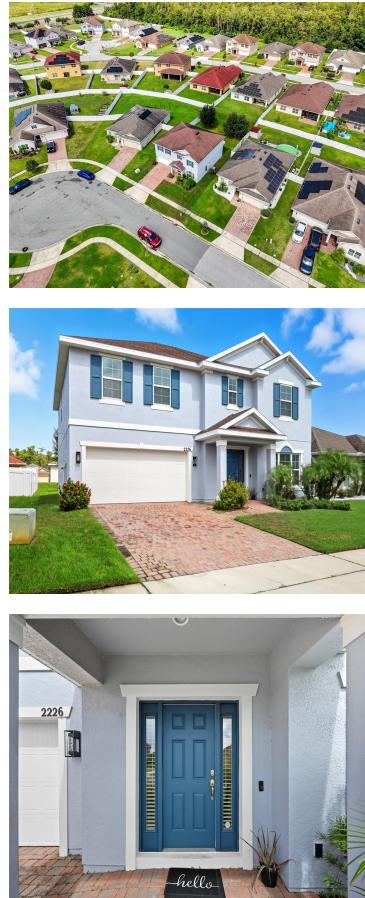


# 2226 TAYLOR CREEK COURT KISSIMMEE FL 34758

<https://candiscarmichael.com>



SELLER IS MOTIVATED! Qualified buyers, you may be able to assume the loan at 3.125% interest rate! 1 year home warranty is included for extra piece of mind. Welcome to this spacious 4-bedroom, 3-bath home sprawling over 2,800 sqf in a CUL-DE-SAC, offering comfortable living in the heart of Kissimmee. Step inside and be greeted [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2814 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5135697



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

<https://player.vimeo.com/video/1124585344?byline=0&title=0&owner=0&name=0&logos=0&profile=0&profilepicture=0&vimeologo=0&portrait=0>

## Basics

**Bathrooms Full:** 3

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Floors:** 2 floors

**Area, sq ft:** 2814 sq ft

**Lot size, sq ft:** 7040 sq ft

**Year built:** 2017

**SubdivisionName:** WATERVIEW PH 2B

**ListOfficeName:** LPT REALTY, LLC

**GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

**Elementary School:** Reedy Creek Elem (K 5) **Middle Or Junior School:** Horizon Middle

**High School:** Poinciana High School

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Laminate, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Window Features:** Window Treatments

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

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range

**Laundry Features:** Electric Dryer Hookup, Inside, Upper Level

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Architectural Style:** Craftsman

**Water Source:** None

**Cooling:** Central Air

**Lot Features:** Cleared, Sloped

## Property Details

**Subdivision Name:** WATERVIEW PH 2B

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 11-26-28-5438-0001-3120

**Direction Faces:** South

**Construction Materials:** Block

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee:** 105

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common Area Taxes

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$3,738

**Tax Legal Description:** WATerview PH 2B PB 25 PGS 142-143 **Tax Lot:** 312  
LOT 312

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	Second
Primary Bathroom	Second

## Amenities & Features

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**WindowFeatures:** Window Treatments

**ExteriorFeatures:** Sliding Doors

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

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range



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## Building Details

**Architectural Style:** Craftsman  
**Heating:** Electric  
**Roof:** Shingle

**New Construction YN:** No  
**Exterior material:** Block

## Miscellaneous

**Ownership:** Fee Simple **Occupant Type:** Owner  
**Showing Requirements:** 24 Hour Notice, Call Listing Agent, Call Listing Office, Lock Box Coded, See Remarks, Showing Time



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