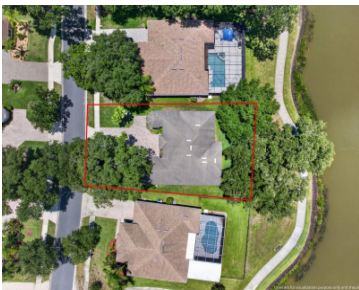


2275 RAMBLING OAKS WAY KISSIMMEE FL 34746

https://candiscarmichael.com



Virtually Staged. Well cared for home in the sought-after Oak Hammock Preserve community. This spacious 4-bedroom, 3-bathroom home offers 2,768 square feet of thoughtfully designed living space, combining comfort, functionality, and beautiful outdoor water views. As you enter the home, you'll find a versatile den just off the foyer, perfect for a home office, study, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2768 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6418529



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://sites.davidallenproductions.com/2275-Rambling-Oaks-Way/idx>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2768 sq ft

Year built: 2006

SubdivisionName: OAK HAMMOCK PRESERVE UNIT 2

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 11282 sq ft

View: Water

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 26S

Road Surface Type: Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Utilities: Electricity Available, Sewer Available, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Heat Pump

Property Details

Subdivision Name: OAK HAMMOCK PRESERVE UNIT 2

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 05-26-29-4442-0001-2280

Direction Faces: South

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Semi-Annually

Community Features: Community Mailbox, Playground, Pool

Association Fee: 321

Association Fee Includes: Pool

Fees&Taxes

Tax Year: 2025

Tax Legal Description: OAK HAMMOCK PRESERVE UNIT 2 PB 17 PGS 46-52 LOT 228

Tax Annual Amount: \$6,130

Tax Lot: 228



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	16x26	First	26	16
Dining Room	10x17	First	17	10
Family Room	22x22	First	22	22
Kitchen	17x14	First	14	17
Primary Bedroom	14x30	First	30	14
Bedroom 2	13x12	First	12	13
Bedroom 3	13x12	First	12	13
Bedroom 4	12x12	First	12	12
Office	10x12	First	12	10

Amenities & Features



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox,
Playground, Pool

Utilities: Electricity Available, Sewer Available,
Water Available

Amenities: Dishwasher, Dryer, Range,
Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Eat-in Kitchen, High Ceilings,
Kitchen/Family Room Combo, Primary
Bedroom Main Floor, Split Bedroom,
Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Vacant



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE