

2365 DISTANT SUN TRAIL KISSIMMEE FL 34747

https://candiscarmichael.com



Style + Income Opportunity This 2024 townhouse at Solara Resort is fully furnished and ready to make money from day one. It offers 4 bedrooms, 4.5 bathrooms, and 2,207 sq. ft. Designed for short-term rentals, with an open layout, modern kitchen, and a private pool with BBQ area. Located just minutes from major theme parks, [...]

- 4 beds
- 5 baths
- Residential
- Townhouse
- Active
- 2207 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6374088



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6374088>

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## Basics

**Bathrooms Full:** 4

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Area, sq ft:** 2207 sq ft

**Year built:** 2024

**ListOfficeName:** LPT REALTY, LLC

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2614 sq ft

**SubdivisionName:** SOLARA PH 3 REP

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Open Floorplan, Other, Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Pets Allowed:** No

**Utilities:** Cable Connected, Electricity Connected, Public

**Sewer:** Private Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished



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## Property Details

**Subdivision Name:** SOLARA PH 3 REP

**Levels:** Two

**New Construction YN:** Yes

**Construction Materials:** Block,  
Concrete, Stucco

**Property Condition:** Completed

**Parcel Number:** 18-25-27-5288-0001-040R

**Direction Faces:** Northwest

**Foundation Details:** Slab

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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Fitness Center,  
Playground, Sidewalks

**Association Fee:** 663

**Association Fee Includes:** Guard -  
24 Hour

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment  
Amount:** 1152

**Tax Lot:** 40R

**Tax Annual Amount:** \$7,993

**Tax Legal Description:** SOLARA PH 3 REPLAT PB  
34 PGS 126-129 LOT 40R

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## Rooms



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Room type	Level
Primary Bedroom	Second
Primary Bathroom	Second
Bedroom 2	First
Great Room	First
Dining Room	First
Bathroom 2	First
Kitchen	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Fitness Center, Playground, Sidewalks

**Features:** Open Floorplan, Other, Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Connected, Public

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

## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Concrete, Stucco

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only



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