

259 GRAND RAPIDS DRIVE POINCIANA FL 34759

<https://candiscarmichael.com>



Price Reduction!! Discover the perfect blend of comfort and convenience at 259 Grand Rapids Dr, Kissimmee, FL 34759. This newly listed home for sale provides an inviting atmosphere with its high ceilings and luxury vinyl hard flooring throughout, ensuring a modern living experience that is ready for you to move in. A/C unit install in [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1249 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6267799



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6267799>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 3363 sq ft

SubdivisionName: LAKE MARION GOLF RESORT PH 02

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1249 sq ft

Year built: 2004

ListOfficeName: EXP REALTY LLC

Location Details

Township: 28

Road Surface Type: Asphalt

Elementary School: Laurel Elementary **Middle Or Junior School:** Lake Marion Creek Middle

High School: Haines City Senior High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Covered, Porch, Rear Porch, Screened

Exterior Features: Sidewalk, Sliding Doors

Architectural Style: Traditional

Vegetation: Mature Landscaping

Sewer: Public Sewer

Heating: Central

Lot Features: In County, Near Public Transit, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator

Laundry Features: Inside

Pets Allowed: Breed Restrictions, Yes

Roof: Tile

Utilities: Cable Available, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: LAKE MARION GOLF RESORT PH 02

Levels: One

Direction Faces: South

Construction Materials: Block, Stucco

Parcel Number: 28-28-10-935243-030060

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Gated, Pool, Spa/Hot Tub, Tennis Court(s)

Association Fee: 163

Association Fee Includes: Maintenance Grounds, Pool

Community Features: Clubhouse, Fitness Center, Gated Community - No Guard, Playground, Pool, Street Lights



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$2,252

Tax Legal Description: LAKE MARION GOLF RESORT PHASE
TWO PB 119 PGS 8-10 BLK C LOT 6

Tax Lot: 6

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x11	First	11	12
Bathroom 2	11x11	First	11	11
Bathroom 3	11x11	First	11	11
Living Room	24x12	First	12	24
Kitchen	12x9	First	9	12

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - No Guard, Playground, Pool, Street Lights

Utilities: Cable Available, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor

Building Details

ArchitecturalStyle: Traditional

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Lockbox, ShowingTime

Occupant Type: Vacant



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE