

2591 AVENTURINE STREET KISSIMMEE FL 34744

https://candiscarmichael.com



Welcome home to this beautifully renovated 3 bedroom 2.5 bath home, conveniently located near the turnpike and many attractions. The interior features fresh paint, tile flooring throughout the downstairs, new light fixtures and a newly renovated kitchen designed for everyday living and entertaining. In addition, a smart door lock was recently installed adding convenience and [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1562 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5156878



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5156878>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1562 sq ft

**Year built:** 2008

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2004 sq ft

**SubdivisionName:** AMBER POINTE UNIT 2

**GarageSpaces:** 1

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sidewalk

**Security Features:** Security Gate

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Laundry Closet

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Sidewalk, Paved

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## Property Details

**Subdivision Name:** AMBER POINTE UNIT 2

**Levels:** Two

**Foundation Details:** Block

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

**Parcel Number:** 29-25-30-2992-0001-1800

**Direction Faces:** North

**Construction Materials:** Block, Concrete

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## Association Information

**Association YN:** Yes

**Association Fee:** 170

**Association Fee Frequency:** Monthly **Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Recreational Facilities

**Community Features:** Pool

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,988

**Tax Legal Description:** AMBER POINTE UNIT TWO PB 19 PG 161-162 LOT 180

**Tax Lot:** 180



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# Rooms

| Room type       | Level  |
|-----------------|--------|
| Primary Bedroom | Second |
| Bedroom 2       | Second |
| Bedroom 3       | Second |
| Kitchen         | First  |
| Living Room     | First  |

# Amenities & Features

|                                                                                 |                                                                                         |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Waterfront available:</b> No                                                 | <b>GarageYN:</b> Yes                                                                    |
| <b>AttachedGarageYN:</b> Yes                                                    | <b>FireplaceYN:</b> No                                                                  |
| <b>PoolPrivateYN:</b> No                                                        | <b>Cooling:</b> Central Air                                                             |
| <b>Security Features:</b> Security Gate                                         | <b>CommunityFeatures:</b> Pool                                                          |
| <b>ExteriorFeatures:</b> Sidewalk                                               | <b>Utilities:</b> Public                                                                |
| <b>Features:</b> Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan | <b>Amenities:</b> Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer |

# Building Details

|                                           |                         |
|-------------------------------------------|-------------------------|
| <b>NewConstructionYN:</b> No              | <b>Heating:</b> Central |
| <b>Exterior material:</b> Block, Concrete | <b>Roof:</b> Shingle    |

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Gate Code Required, Lock Box Electronic



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