

2665 TRIUMPH WAY KISSIMMEE FL 34746

https://candiscarmichael.com



Welcome to this beautifully maintained and fully furnished 2-bedroom, 2.5-bath townhome located in the gated, resort-style community of Regal Oaks. Ideally positioned on one of the most desirable lots, this home offers peaceful courtyard views with direct access to the serene garden area, wildlife sightings included. This property has a strong track record as a [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1350 sq ft



Courtesy of

**Listing Office:** DALTON WADE INC  
**Status:** Active

**Office ID:** MFR260031661  
**MLS ID:** MFRO6359223



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



---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 days ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1481 sq ft

**View:** Garden

**ListOfficeName:** DALTON WADE INC

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1350 sq ft

**Year built:** 2014

**SubdivisionName:** REGAL OAKS AT OLD TOWN

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Elementary School:** Westside Elem

**High School:** Celebration High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** West Side

---

## 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), Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Window Treatments

**Flooring:** Carpet, Ceramic Tile

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

**Spa YN:** Yes

**Parking Features:** Open

**Exterior Features:** Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Gated Community, Security Gate

**Architectural Style:** Traditional

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Inside, Laundry Closet

**Pool Features:** Gunite, In Ground

**Spa Features:** Above Ground, Heated

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

**Roof:** Shingle

**Window Features:** Blinds, Drapes

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

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** City Limits, Landscaped, Sidewalk, Paved

---

## Property Details

**Subdivision Name:** REGAL OAKS AT OLD TOWN

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 09-25-28-2977-0001-4190

**Direction Faces:** West

**Construction Materials:** Block

---

## Association Information



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Playground, Pool, Security, Spa/Hot Tub, Tennis Court(s), Trail(s)

**Association Fee:** 1305.06

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Security, Trash

**Community Features:** Clubhouse, Deed Restrictions, Gated Community - Guard, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,020

**Tax Legal Description:** REGAL OAKS AT OLD TOWN PB 19 PG 135-146 LOT 419

**Tax Lot:** 419

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

| Room type           | Dimensions | Level  | Length | Width |
|---------------------|------------|--------|--------|-------|
| Kitchen             | 14x11      | First  | 11     | 14    |
| Living Room         | 20x11      | First  | 11     | 20    |
| Dining Room         | 14x7       | First  | 7      | 14    |
| Primary Bedroom     | 14x17      | Second | 17     | 14    |
| Primary Bathroom    | 6x12       | Second | 12     | 6     |
| Bedroom 2           | 11x17      | Second | 17     | 11    |
| Bathroom 2          | 10x11      | Second | 11     | 10    |
| Balcony/Porch/Lanai | 21x20      | First  | 20     | 21    |

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Spa Features:** Above Ground, Heated

**CommunityFeatures:** Clubhouse, Deed Restrictions, Gated Community - Guard, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors

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

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Gated Community, Security Gate

**WindowFeatures:** Blinds, Drapes

**PoolFeatures:** Gunite, In Ground

**Features:** Ceiling Fans(s), Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Window Treatments

---

## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Open

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Tenant

**Showing Requirements:** 24 Hour Notice, Appointment Only, Gate Key In Listing Off



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE