

2676 PATRICIAN CIRCLE KISSIMMEE FL 34746

<https://candiscarmichael.com>



\$415,000



This beautifully maintained two-story home offers the ideal blend of space, comfort, and location. Boasting 5 spacious bedrooms and 3 full bathrooms, this home features an impressive 2,794 square feet of living space, thoughtfully designed for both everyday living and entertaining. As you step inside, you'll be greeted by tile flooring throughout the main living [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2794 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRS5147731



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5147731>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 2794 sq ft

Year built: 2005

SubdivisionName: BRIGHTON LAKES PH 2 PRCL H

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 8189 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 26S

Elementary School: Sunrise Elementary

High School: Poinciana High School

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Horizon Middle

Property Features



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Interior Features: Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Walk-In Closet(s)

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Cooktop, Dishwasher, Disposal, Microwave, Range, Refrigerator

Laundry Features: Other

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: BRIGHTON LAKES PH 2 PRCL H

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 18-26-29-2653-0001-044H

Direction Faces: Southeast

Construction Materials: Block, Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Community Features: Clubhouse, Playground, Pool, Tennis Court(s)

Association Fee: 175

Association Amenities: Clubhouse, Playground, Pool, Tennis Court(s)

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$8,226

Tax Other Annual Assessment Amount: 2557

Tax Legal Description: BRIGHTON LAKES PHASE 2
PARCEL H PB 16 PGS 112-114 LOT 44H

Tax Lot: 44H

Rooms

Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Kitchen	First
Living Room	First
Dining Room	First
Bedroom 2	Second
Bathroom 3	Second
Bedroom 4	Second
Bathroom 2	Second

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Playground, Pool, Tennis Court(s)

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

Amenities: Cooktop, Dishwasher, Disposal, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment **Showing Requirements:** Call Listing Agent, ShowingTime



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