

# 2745 POINCIANA BOULEVARD KISSIMMEE FL 34746

<https://candiscarmichael.com>



Welcome to this beautifully remodeled 3-bedroom, 2-bathroom condo located in the highly desirable Villas at Somerset community in Kissimmee. Fully renovated in 2024, this unit offers a rare opportunity to own a turnkey property in a community that allows short-term rentals, making it ideal as a primary residence, vacation home, or income-producing Airbnb investment. Step [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1287 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRS5147423



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5147423>

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## Basics

**Unit Number:** 63

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4588 sq ft

**UnitNumber:** 63

**ListOfficeName:** DALTON WADE INC

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1287 sq ft

**Year built:** 1990

**SubdivisionName:** THE VILLAS AT SOMERSET

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Middle Or Junior School:** Kissimmee Middle

**Road Surface Type:** Asphalt

**High School:** Poinciana High School

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## Property Features



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**Interior Features:** Ceiling Fans(s), Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Laminate, Tile

**Pets Allowed:** Breed Restrictions, Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Closet

**Exterior Features:** Sauna, Sidewalk, Tennis Court(s)

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

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** THE VILLAS AT SOMERSET

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 11-25-28-5397-0007-0630

**Direction Faces:** South

**Construction Materials:** Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 545

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Sewer, Trash, Water

**Community Features:** Clubhouse, Community Mailbox, Fitness Center, Playground, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** THE VILLAS AT SOMERSET CB 2 PG 143 BLDG 7 UNIT 63

**Tax Annual Amount:** \$3,003

**Tax Lot:** 0630



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## Rooms

Room type	Level
Living Room	First
Kitchen	First
Dining Room	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Fitness Center, Playground, Pool, Sidewalks, Tennis Court(s)

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

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sauna, Sidewalk, Tennis Court(s)

**Features:** Ceiling Fans(s), Thermostat, Walk-In Closet(s)

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## Building Details



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**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Showing Requirements:** ShowingTime



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