

2803 BOATING BOULEVARD KISSIMMEE FL 34746

https://candiscarmichael.com



This 5 bedrooms, 4.5 bathroom home is located at 2803 Boating Boulevard in Kissimmee. The property features a new roof installed in 2025 and new marble flooring completed throughout the main level in 2025. An elevation certificate is also available for the home. Inside, the main living space showcases double-height ceilings, a second-story loft overlook [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 2891 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8529270



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8529270>

Basics

Bathrooms Full: 4

Bathrooms Half: 1

Date added: Added 18 minutes ago **Category:** Single Family Residence

Type: Residential

Bedrooms: 5 beds

Bathrooms: 5 baths

Half baths: 1 half bath

Area, sq ft: 2891 sq ft

Lot size, sq ft: 7841 sq ft

Year built: 2007

SubdivisionName: SHINGLE CREEK RESERVE AT THE OAKS

ListOfficeName: LPT REALTY, LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Elementary School: Pleasant Hill Elem

Middle Or Junior School: Horizon Middle

High School: Liberty High

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Laminate

Patio And Porch Features: Covered, Patio, Screened

Pool Features: In Ground, Screen Enclosure

Waterfront Features: Lake Front

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk

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

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Near Golf Course, Paved

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: SHINGLE CREEK RESERVE AT THE OAKS

Levels: Two

Foundation Details: Block

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 33-25-29-2153-0001-0930

Direction Faces: Northwest

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Amenities: Clubhouse, Golf Course, Playground, Pool, Recreation Facilities

Association Fee: 403

Association Fee Includes: Pool, Recreational Facilities

Community Features: Clubhouse, Community Mailbox, Gated Community - Guard, Park, Playground, Pool, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1177

Tax Lot: 93

Tax Annual Amount: \$5,604

Tax Legal Description: SHINGLE CREEK RESERVE AT THE OAKS PB 20 PG 1-5 LOT 93

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x18	First	18	11
Primary Bedroom	12x16	First	16	12
Bedroom 2	12.2x15.4	Second	15.4	12.2
Bedroom 3	12x10	Second	10	12
Bedroom 4	14x14	Second	14	14
Bedroom 5	13x10	Second	10	13
Loft	28x21	Second	21	28
Family Room	11x15	First	15	11
Living Room	16x15	First	15	16
Dining Room	17x10	First	10	17

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Community Mailbox, Gated Community - Guard, Park, Playground, Pool, Tennis Court(s)

PoolFeatures: In Ground, Screen Enclosure

Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk

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

Amenities: Dishwasher, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Call Listing Agent

Occupant Type: Vacant



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