

# 2863 BOATING BOULEVARD KISSIMMEE FL 34746

<https://candiscarmichael.com>



This home sits in one of the best spots in Kissimmee! Located just minutes from world-famous theme parks, the airport, major highways, shopping, and tons of great restaurants, 2863 Boating Boulevard puts you right where you want to be. Welcome to this beautiful 2-story home offering 2,585 square feet of comfortable living space. Step inside [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2585 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6388080



### Call us now

Phone: 727-888-3292

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6388080>

---

## Basics

**Bathrooms Full:** 2

**Bathrooms Half:** 1

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Area, sq ft:** 2585 sq ft

**Lot size, sq ft:** 8930 sq ft

**Year built:** 2007

**SubdivisionName:** SHINGLE CRK RESRV AT OAKS

**ListOfficeName:** EXP 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



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

**Flooring:** Luxury Vinyl, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Lighting, Sidewalk

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Architectural Style:** Traditional

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** City Limits, Near Public Transit, Sidewalk, Paved

---

## Property Details

**Subdivision Name:** SHINGLE CRK RESRV AT OAKS

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 33-25-29-2153-0001-1250

**Direction Faces:** North

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Amenities:** Clubhouse, Fitness Center, Maintenance, Playground

**Association Fee:** 127

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Grounds, Recreational Facilities

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Playground, Tennis Court(s), Street Lights



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,307

**Tax Other Annual Assessment Amount:** 1187

**Tax Legal Description:** SHINGLE CREEK RESERVE AT THE OAKS PB 20 PG 1-5 LOT 125

**Tax Lot:** 125

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x12	Second	12	18
Primary Bathroom	16x12	Second	12	16
Bedroom 1	11x11	Second	11	11
Bedroom 2	11x11	Second	11	11
Bedroom 3	15x12	Second	12	15
Kitchen	16x16	First	16	16
Family Room	18x16	First	16	18
Living Room	23x12	First	12	23

## Amenities & Features



**Call us now**

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Playground, Tennis Court(s), Street Lights

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** French Doors, Lighting, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

---

## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Lockbox, ShowingTime

**Occupant Type:** Owner



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE