

2931 RIO GRANDE TRAIL KISSIMMEE FL 34741

https://candiscarmichael.com



Virtually Staged. INVESTOR OPPORTUNITY! This 2-bedroom, 2-bath condo is located in Villas at Shadow Bay, an established community in the heart of Kissimmee. Vacant and ready for its next owner or tenant, the property offers excellent long-term rental potential with no existing lease to assume. Conveniently located near The Loop, Valencia College, major roadways, shopping, [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1025 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRG5117642



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5117642>

Basics

Unit Number: 2981	Bathrooms Full: 2
Date added: Added 1 day ago	Category: Condominium
Type: Residential	Bedrooms: 2 beds
Bathrooms: 2 baths	Half baths: 0 half baths
Floors: 1 floor	Area, sq ft: 1025 sq ft
Lot size, sq ft: 2283 sq ft	Year built: 1988
UnitNumber: 2981	SubdivisionName: VILLAS AT SHADOW BAY THE
ListOfficeName: LPT REALTY, LLC	ListAOR: mfrmls

Location Details

Township: 25S	Road Surface Type: Asphalt
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Property Features

Interior Features: Ceiling Fans(s)	Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Flooring: Laminate	Laundry Features: Laundry Closet
Carport YN: Yes	Carport Spaces: 2
Pets Allowed: Cats OK, Dogs OK	Exterior Features: Balcony, Rain Gutters, Sidewalk
Roof: Other	Utilities: Public
Water Source: Public	Sewer: Public Sewer
Cooling: Central Air, Attic Fan	Heating: Other
Furnished: Unfurnished	



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Property Details

Subdivision Name: VILLAS AT SHADOW BAY THE

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 17-25-29-2138-0001-008D

Direction Faces: North

Construction Materials: Vinyl Siding

Association Information

Association YN: Yes

Association Fee Includes:

Maintenance Structure, Other, Pool, Trash

Community Features: Irrigation-Reclaimed Water, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$2,874

Tax Legal Description: VILLAS AT SHADOW BAY PHASE IV PB 4
PG 124 ORB 824 PG 135 BLDG 8 UNIT D

Tax Lot: 008D

Rooms



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Room type	Level
Primary Bedroom	Second
Primary Bathroom	Second
Living Room	Second
Kitchen	Second

Amenities & Features

- Waterfront available:** No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Irrigation-Reclaimed Water, Pool, Sidewalks

Utilities: Public

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
- GarageYN:** No

FireplaceYN: No

Cooling: Central Air, Attic Fan

ExteriorFeatures: Balcony, Rain Gutters, Sidewalk

Features: Ceiling Fans(s)

Building Details

- NewConstructionYN:** No

Exterior material: Vinyl Siding
- Heating:** Other

Roof: Other

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation
Equipment

Showing Requirements: 24 Hour Notice, Appointment Only,
Call Listing Agent 2, Call Before Showing, Call Listing Agent,
Lockbox



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