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

Office ID: MFR261016803

Status: Active

MLS ID: MFRG5117642

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

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

Basics

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

Location Details

Township: 25S
Road Surface Type: Asphalt

Property Features

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

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Property Details

Subdivision Name: VILLAS AT SHADOW BAY THE

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

Levels: One

Direction Faces: North

Foundation Details: Slab

Construction Materials: Vinyl Siding

Listing Terms: Cash, Conventional, FHA, VA Loan

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

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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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