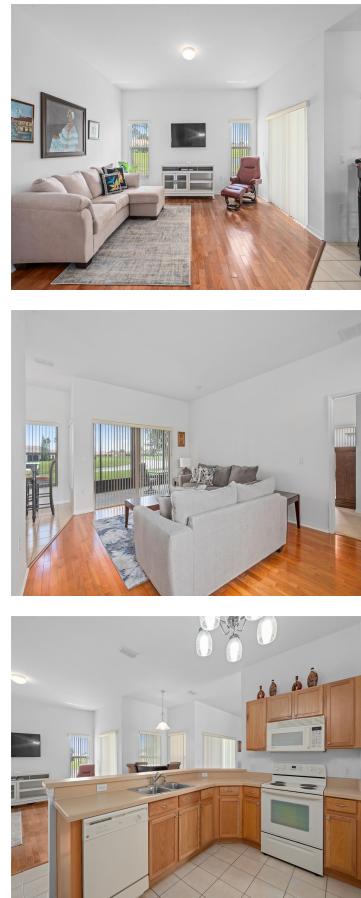


# 3030 WINDING TRAIL KISSIMMEE FL 34746

<https://candiscarmichael.com>



Light-filled living and effortless flow define 3030 Winding Trail, a well-maintained 3-bedroom, 2-bath residence with approximately 1,687 sq. ft. of inviting living space in a gated Kissimmee community. The open layout allows the living, kitchen, and family areas to connect seamlessly, creating a comfortable setting for both everyday living and entertaining. The main living spaces [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1687 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5133944



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5133944>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8756 sq ft

**SubdivisionName:** BELLALAGO

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1687 sq ft

**Year built:** 2004

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 26

**Elementary School:** Bellalago Charter Academy (K-8)

**High School:** Liberty High

**Road Surface Type:** Paved

**Middle Or Junior School:** Bellalago Charter Academy (K-8)

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Thermostat

**Flooring:** Hardwood, Tile

**Patio And Porch Features:** Screened

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Other

**Architectural Style:** Mediterranean

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Roof:** Tile

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Water Available

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** BELLALAGO

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 29-26-29-2644-0001-0560

**Direction Faces:** Northwest

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Pool, Tennis Court(s)

**Association Fee:** 312

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Security

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

## Fees&Taxes



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**Tax Year:** 2024**Tax Annual Amount:** \$3,229**Tax Legal Description:** BELLALAGO PB 14 PGS 159-168 LOT 56 29-26-29**Tax Lot:** 56

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x19	First	19	12
Kitchen	18x15	First	15	18
Living Room	11x17	First	17	11
Dining Room	12x10	First	10	12
Bedroom 1	10x10	First	10	10
Bedroom 2	11x13	First	13	11
Family Room	14x15	First	15	14
Balcony/Porch/Lanai	29x11	First	11	29

## Amenities & Features

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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Public, Sewer Available, Water Available

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Thermostat

## Building Details

**ArchitecturalStyle:** Mediterranean

**NewConstructionYN:** No

**Heating:** Electric

**Exterior material:** Block, Stucco

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, ShowingTime



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