

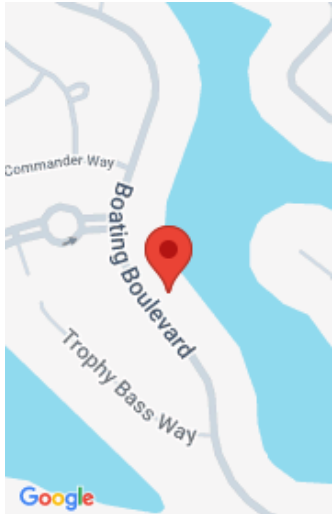
3041 BOATING BOULEVARD KISSIMMEE FL 34746

<https://candiscarmichael.com>



Welcome to this WATERFRONT GEM with 6 bedrooms and 4 full bathrooms in Shingles Creek Reserves, nestled within the golf club community of THE OAKS! Enjoy an oversized Primary Suite on the first floor, complete with a huge EN-SUITE WALK-IN CLOSET AND BATHROOM, with private sliding doors to access the SCREENED-IN enclosed porch with gorgeous [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4303 sq ft



Call us now

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



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6229378

Description

Virtual Tour: <https://my.matterport.com/show/?m=5uNnHf4J78G>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Area, sq ft: 4303 sq ft

Year built: 2008

SubdivisionName: SHINGLE CREEK RESERVE AT THE OAKS PH 6

GarageSpaces: 2

Date added: Added 15 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 7710 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 25S

Elementary School: Pleasant Hill Elem

High School: Liberty High

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Horizon Middle

Property Features



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Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments

Flooring: Carpet, Tile, Wood

Patio And Porch Features: Covered, Enclosed, Front Porch, Other, Rear Porch, Screened

Waterfront Features: Lake

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Waterfront YN: Yes

Parking Features: Boat, Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Lot Features: In County, Landscaped, Near Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: SHINGLE CREEK RESERVE AT THE OAKS PH 6

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 33-25-29-2154-0001-4230

Direction Faces: Southwest

Construction Materials: Block, Concrete, Stucco

Association Information



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Association YN: Yes

Association Fee: 128

Association Fee Frequency: Annually

Community Features: Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Sidewalks, Tennis Courts

Fees&Taxes

Tax Year: 2023

Tax Annual Amount:
\$10,738

Tax Legal Description: SHINGLE CREEK RESERVE AT THE OAKS PH 6 PB 20 PG 106-107 LOT 423

Tax Lot: 423

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	15x23.5	First	23.5	15
Primary Bedroom	20x20	First	20	20
Living Room	23x23.5	First	23.5	23
Loft		Second		

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Sidewalks, Tennis Courts

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Boat, Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Vacant **Showing Requirements:** Appointment Only, Lockbox - Coded, ShowingTime



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