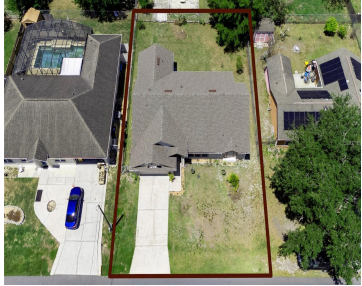


# 307 COLONY COURT KISSIMMEE FL 34758

<https://candiscarmichael.com>



Welcome to 307 Colony Ct in Kissimmee—a charming and well-maintained home tucked away on a quiet cul-de-sac, offering both comfort and convenience in a desirable Central Florida location. This inviting property features a bright and open floor plan designed for everyday living and effortless entertaining. The spacious living area flows seamlessly into the dining space [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1790 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5148191



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5148191>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1790 sq ft

**Lot size, sq ft:** 8233 sq ft

**Year built:** 1989

**SubdivisionName:** POINCIANA VILLAGE 1 NBHD 1 NORTH

**ListOfficeName:** LPT REALTY, LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Garden

**Utilities:** Electricity Connected, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** POINCIANA VILLAGE 1 NBHD 1 NORTH **Parcel Number:** 25-26-28-6116-1431-0150

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Block, Slab

**Construction Materials:** Block, Concrete

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 89.9

**Association Fee Frequency:** Monthly

**Community Features:** Pool

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,071

**Tax Legal Description:** POINCIANA V 1 NBD 1N PB 3 PG 1 BLK 1431 LOT 15 35/26/28 **Tax Lot:** 15



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## Rooms

Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bathroom 2	First
Bedroom 2	First
Bedroom 3	First
Kitchen	First
Living Room	First
Dining Room	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool

**Utilities:** Electricity Connected, Sewer Connected

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Garden

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner



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