

# 3113 CARIBBEAN SOUL DRIVE KISSIMMEE FL 34747

<https://candiscarmichael.com>



Welcome to Paradise! This Beautifully Furnished WATERFRONT VILLA in Margaritaville Resort has 3 Bedrooms, 3 Baths, High-End Quartz Countertops, Upgraded "Wood" Tile Flooring and Appliances. Kitchen has Island with Seating, Stainless Steel Appliances, Large Counter Space and Windows with Lots of Natural Light. Master Bedroom Located Upstairs has En Suite Bathroom. Each Bedroom has Ceiling [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1545 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6381263



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6381263>

---

## Basics

**Bathrooms Full:** 3

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1545 sq ft

**Year built:** 2022

**ListOfficeName:** EXP REALTY LLC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1307 sq ft

**SubdivisionName:** ROLLING OAKS PH 7

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Thermostat

**Flooring:** Tile

**Patio And Porch Features:** Patio

**Waterfront Features:** Pond

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds, Drapes

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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

**Laundry Features:** Inside, Laundry Closet

**Waterfront YN:** Yes

**Parking Features:** Open

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Sidewalk, Paved

---

## Property Details

**Subdivision Name:** ROLLING OAKS PH 7

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 04-25-27-5016-0001-1210

**Direction Faces:** South

**Construction Materials:** Block, Frame

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Dog Park, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks, Street Lights

**Association Fee:** 583

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

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 3032

**Tax Lot:** 121

**Tax Annual Amount:** \$7,826

**Tax Legal Description:** ROLLING OAKS PH 7 PB 30  
PGS 167-169 LOT 121

## Rooms

Room type	Level
Primary Bedroom	Second
Living Room	First
Kitchen	First

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**WindowFeatures:** Blinds, Drapes

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

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Dog Park, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Thermostat

## Building Details



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Open

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation  
Equipment

**Showing Requirements:** Appointment Only, Listing Agent  
Must Accompany, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE