

# 313 CAMELLIA COURT POINCIANA FL 34759

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome to 313 Camellia Ct in Poinciana, FL—built in 2022 and offering the feel of new construction without the wait, added costs, or hassle. This move-in ready 3-bedroom, 2-bath home with a 2-car garage is perfect for buyers seeking modern finishes, low maintenance, and affordability in Central [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1419 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6404393



### Call us now

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6404393>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1419 sq ft

**Year built:** 2022

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

**Date added:** Added 17 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7135 sq ft

**SubdivisionName:** POINCIANA NBRHD 02 VILLAGE 08

**GarageSpaces:** 2

---

## Location Details

**Township:** 28

**Elementary School:** Laurel Elementary

**High School:** Haines City Senior High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Lake Marion Creek Middle

---

## 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), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl, Vinyl

**Patio And Porch Features:** Covered, Patio, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Yard, Sliding Doors

**Roof:** Shingle

**Window Features:** Blinds, Window Treatments

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Parking Features:** Driveway, Garage Door Opener, Ground Level

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Security Features:** Smoke Detector(s)

**Architectural Style:** Florida, Ranch, Traditional

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Sidewalk, Paved

---

## Property Details

**Subdivision Name:** POINCIANA NBRHD 02 VILLAGE 08

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** 28-28-10-935240-795180

**Direction Faces:** Southeast

**Foundation Details:** Slab

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

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee:** 100

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Pool, Recreational Facilities

**Association Amenities:** Park, Playground, Pool, Recreation Facilities

**Community Features:** Deed Restrictions, Park, Playground, Pool, Sidewalks

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,638

**Tax Legal Description:** POINCIANA NEIGHBORHOOD 2 VILLAGE  
8 PB 53 PGS 29/43 BLK 795 LOT 18

**Tax Lot:** 18

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x18	First	18	12
Bedroom 2	10x9	First	9	10
Bedroom 3	10x9	First	9	10
Dining Room	10x8	First	8	10
Living Room	13x17	First	17	13
Kitchen	12x8	First	8	12

## Amenities & Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds, Window Treatments

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Private Yard, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

---

## Building Details

**ArchitecturalStyle:** Florida, Ranch, Traditional

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Ground Level

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Private Yard

**Showing Requirements:** Combination Lock Box, Lockbox, Lock Box No Call, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE