

# 3172 RIVER BRANCH CIRCLE KISSIMMEE FL 34741

<https://candiscarmichael.com>



This charming one-story townhome located in the desirable gated community of Stonefield in Kissimmee. Featuring 2 spacious bedrooms, 2 full bathrooms, plus an additional versatile room that can easily serve as a third bedroom, home office, or hobby space, this home offers flexibility to suit your lifestyle and NO CARPET! The open-concept layout is designed [...]

- 3 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1512 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5140219



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5140219>

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## Basics

**Bathrooms Full:** 2

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 2526 sq ft

**SubdivisionName:** STERLING PARK PH 2

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1512 sq ft

**Year built:** 2000

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Living Room/Dining Room Combo

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Closet

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Built-Up

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** STERLING PARK PH 2

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 05-25-29-2184-0001-0920

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 325

**Association Fee Includes:** Common Area Taxes, Pool, Maintenance Structure, Pest Control, Private Road, Recreational Facilities

**Community Features:** Clubhouse, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,469

**Tax Legal Description:** STERLING PARK PHASE 2 PB 11 PG 173  
UNIT 92

**Tax Lot:** 0920

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## Green Building Info

**Green Energy Generation:** Solar

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x19	First	19	12
Bedroom 2	11x12	First	12	11
Bonus Room	10x13	First	13	10
Living Room	13x15	First	15	13
Dining Room	11x15	First	15	11
Kitchen	10x21	First	21	10

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Cable Available

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Living Room/Dining Room Combo

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Built-up



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only



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