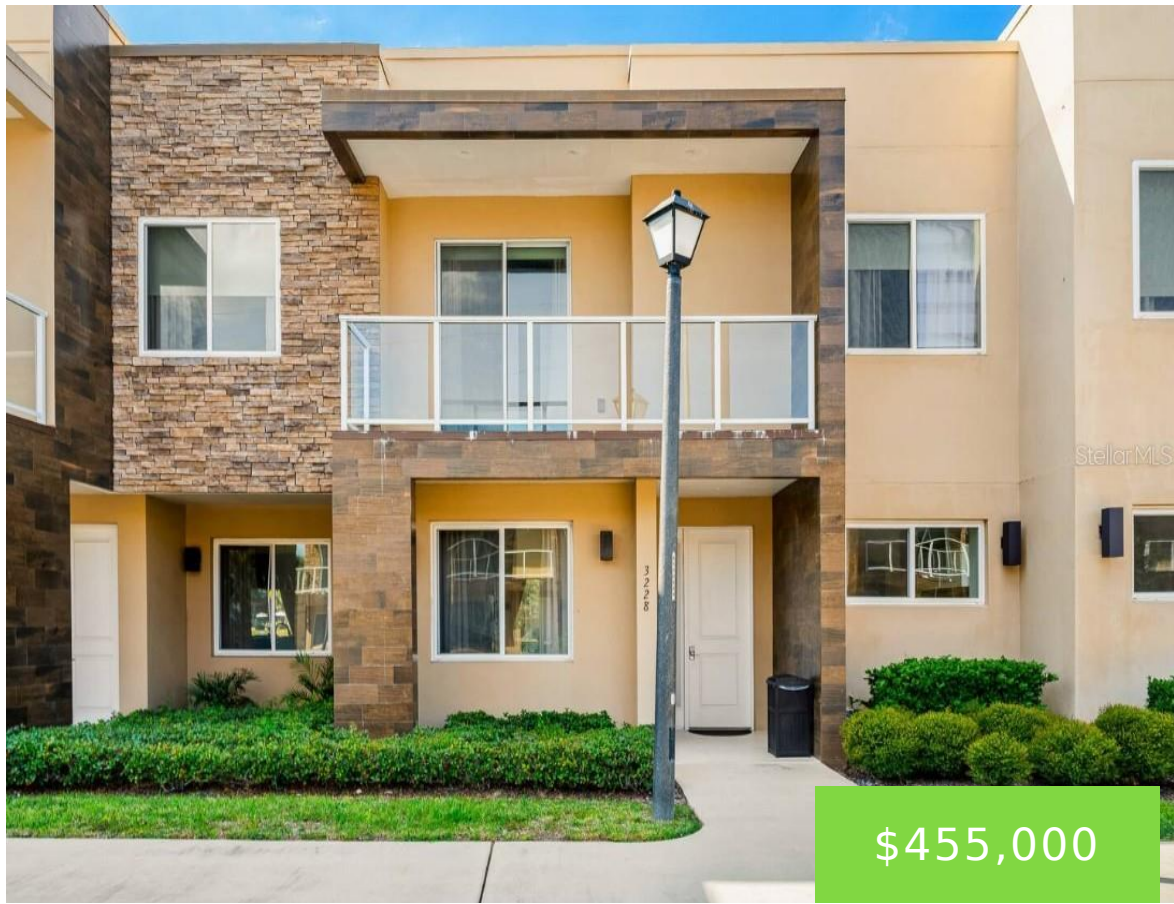


# 3228 BRASILIA AVENUE KISSIMMEE FL 34747

<https://candiscarmichael.com>



Schedule your showing today and come see this stunning 4-bedroom, 4.5-bathroom townhome in the sought-after Magic Village Resort offers the perfect blend of luxury and convenience. Enjoy serene water views from your private patio, complete with an outdoor grill, ideal for entertaining. Relax on the balcony with loungers overlooking the beautiful community & water views [...]

- 4 beds
- 5 baths
- Residential
- Townhouse
- Active
- 2396 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6360687



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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/O6360687>

---

## Basics

**Bathrooms Full:** 4

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1742 sq ft

**SubdivisionName:** MAGIC VILLAGE

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2396 sq ft

**Year built:** 2018

**ListOfficeName:** REAL BROKER, LLC

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Pets Allowed:** Yes

**Roof:** Membrane

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Exterior Features:** Other, Sidewalk, Sliding Doors

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

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** MAGIC VILLAGE

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 03-25-27-4015-0001-1540

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Other, Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 630

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Internet, Maintenance Structure, Maintenance Grounds, Other, Private Road, Recreational Facilities, Security, Sewer, Trash

**Community Features:** Clubhouse, Fitness Center, Gated Community - Guard, Pool, Restaurant, Sidewalks, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$6,026

**Tax Legal Description:** MAGIC VILLAGE PB 23 PG 95-96 LOT 154

**Tax Lot:** 154

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## Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - Guard, Pool, Restaurant, Sidewalks, Tennis Court(s)

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

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other, Sidewalk, Sliding Doors

**Features:** High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Stone Counters, Thermostat, Walk-In Closet(s)

---

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Call Listing Agent, Combination Lock Box, See Remarks, ShowingTime



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