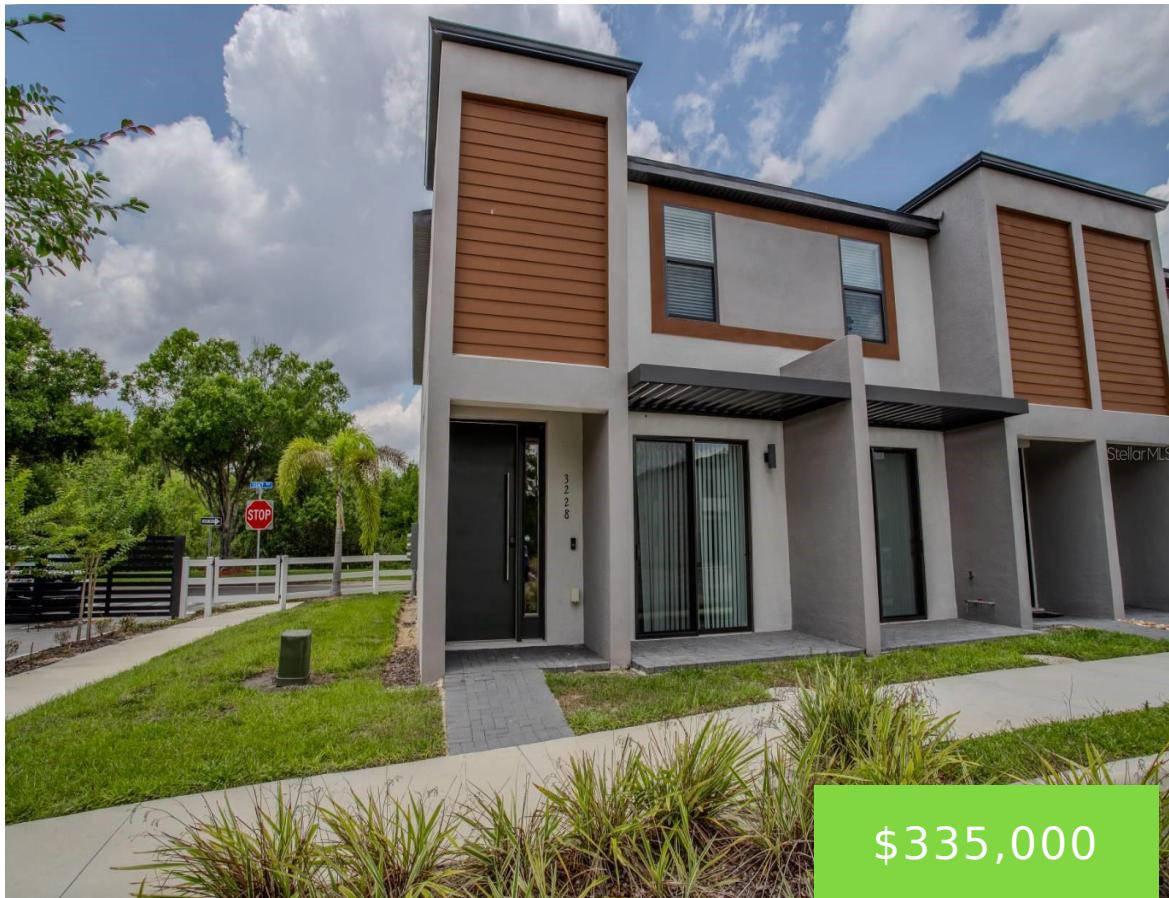


# 3228 TRANQUIL TRAIL KISSIMMEE FL 34747

<https://candiscarmichael.com>



Welcome home to 3228 Tranquil Trail — where comfort, convenience, and resort-style living meet in the heart of Kissimmee! Seller providing up to \$5K for closing concessions to the buyer. Prime location in a sought-after community just minutes from world-class attractions, this beautifully maintained home offers the perfect blend of tranquility and accessibility. Step inside [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1372 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6376639



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6376639>

## Basics

**Bathrooms Full:** 3

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1372 sq ft

**Year built:** 2023

**ListOfficeName:** REAL BROKER, LLC

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 871 sq ft

**SubdivisionName:** HUB AT WESTSIDE

**ListAOR:** mfrmls

## Location Details

**Township:** 25S

**Elementary School:** Westside K-8

**High School:** Celebration High

**Road Surface Type:** Asphalt

**Middle Or Junior School:** West Side

## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan

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

**Flooring:** Carpet, Luxury Vinyl

**Laundry Features:** Upper Level

**Pets Allowed:** Cats OK, Dogs OK

**Exterior Features:** Outdoor Grill

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Furnished

## Property Details

**Subdivision Name:** HUB AT WESTSIDE

**Parcel Number:** 06-25-27-3499-0001-0080

**Levels:** Two

**Direction Faces:** East

**Foundation Details:** Block

**Construction Materials:** Block

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

## Association Information

**Association YN:** Yes

**Association Fee:** 282.34

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Pool, Recreational Facilities

**Community Features:** Clubhouse, Fitness Center, Gated Community - No Guard, Pool

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,832

**Tax Legal Description:** HUB AT WESTSIDE PB 31 PGS 117-119  
LOT 8

**Tax Lot:** 8



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	11.8x11.3	Second	11.3	11.8
Bathroom 2	11.8x11	First	11	11.8
Bedroom 3	11.8x11	Second	11	11.8
Kitchen	13x9	First	9	13
Living Room	13x15	First	15	13
Loft	10x9	Second	9	10

## Amenities & Features

<b>Waterfront available:</b> No	<b>GarageYN:</b> No
<b>AttachedGarageYN:</b> No	<b>FireplaceYN:</b> No
<b>PoolPrivateYN:</b> No	<b>Cooling:</b> Central Air
<b>CommunityFeatures:</b> Clubhouse, Fitness Center, Gated Community - No Guard, Pool	<b>ExteriorFeatures:</b> Outdoor Grill
<b>Utilities:</b> BB/HS Internet Available, Cable Available, Electricity Available	<b>Features:</b> Ceiling Fans(s), Open Floorplan
<b>Amenities:</b> Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer	

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Call Listing Agent



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