

3284 FALCON POINT DRIVE KISSIMMEE FL 34741

<https://candiscarmichael.com>



WOW! Charming home in the desirable Herons Landing community featuring abundant natural light, an open layout, and inviting living spaces. Bright kitchen perfect for entertaining plus a peaceful backyard ideal for relaxing. Very low HOA fee. Conveniently located near shopping, dining, schools, major highways, and ~20 minutes from Disney. Enjoy comfortable Florida living in a [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1880 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6375092



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6375092>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 6453 sq ft

SubdivisionName: HERONS LANDING PH 3

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 1880 sq ft

Year built: 2000

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Elementary School: Central Avenue Elem **Middle Or Junior School:** Kissimmee Middle

High School: Osceola High School

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile, Tile, Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Other, Rain Gutters, Sidewalk, Sprinkler Metered

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Closet

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Vinyl, Wood

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cleared, Landscaped, Sidewalk

Property Details

Subdivision Name: HERONS LANDING PH 3

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 05-25-29-1349-0001-0400

Direction Faces: South

Construction Materials: Block, Stucco, Vinyl Siding, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 175

Community Features: Pool, Street Lights

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$6,600

Tax Legal Description: HERONS LANDING PHASE 3 PB 10 PG
113-114 LOT 40

Tax Lot: 0400

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x11	First	11	10
Dining Room	10x12	First	12	10
Living Room	15x19	First	19	15
Primary Bedroom	12x14	First	14	12
Bathroom 2	10x11	Second	11	10
Bedroom 3	10x12	Second	12	10
Bedroom 4	12x13	Second	13	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Pool, Street Lights

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Other, Rain Gutters, Sidewalk, Sprinkler Metered

Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, Stucco, Vinyl Siding

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Senti Lock Box, 24 Hour Notice, Appointment Only, Call Listing Agent, Lock Box Electronic, ShowingTime



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