

# 330 CORTEZ COURT KISSIMMEE FL 34758

<https://candiscarmichael.com>



Welcome to your beautiful retreat in the heart of Kissimmee! This 3-bedroom, 2-bathroom home offers the perfect blend of modern peace of mind and classic comfort. The heavy lifting has already been done for you with a brand-new roof installed in August 2022 and a high-efficiency HVAC system updated in 2019, ensuring years of worry-free [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1734 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Office ID:** MFR261019292

**Status:** Active

**MLS ID:** MFRO6374485



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7971 sq ft

**SubdivisionName:** POINCIANA VILLAGE 1 NBD 1 NORTH

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1734 sq ft

**Year built:** 1994

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

**Elementary School:** Deerwood Elem (Osceola Cty)

**Middle Or Junior School:** Discovery Intermediate

**High School:** Poinciana High School

## Property Features

**Interior Features:** Ceiling Fans(s), Vaulted Ceiling(s)

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

**Flooring:** Ceramic Tile, Laminate

**Laundry Features:** In Garage

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

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Private Yard

**Roof:** Shingle

**Utilities:** Electricity Connected, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** POINCIANA VILLAGE 1  
NBD 1 NORTH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 25-26-28-6116-1434-0160

**Direction Faces:** Southeast

**Construction Materials:** Block, Stucco, Vinyl  
Siding

## Association Information

**Association YN:** Yes

**Association Fee:** 100

**Association Fee Frequency:** Monthly

**Association Amenities:** Park, Pool

**Community Features:** Pool

## Fees & Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,407

**Tax Legal Description:** POINCIANA V 1 NBD 1N PB 3 PG 1 BLK  
1434 LOT 16 36/26/28

**Tax Lot:** 1638

## Rooms



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THE STANDARD OF EXCELLENCE

Room type	Level
Kitchen	First
Primary Bedroom	First
Primary Bedroom 2	First
Great Room	First
Living Room	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool

**Utilities:** Electricity Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Yard

**Features:** Ceiling Fans(s), Vaulted Ceiling(s)

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block, Stucco, Vinyl Siding **Roof:** Shingle

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



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Private Yard

**Showing Requirements:** Appointment Only, Lockbox, See Remarks, ShowingTime



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