

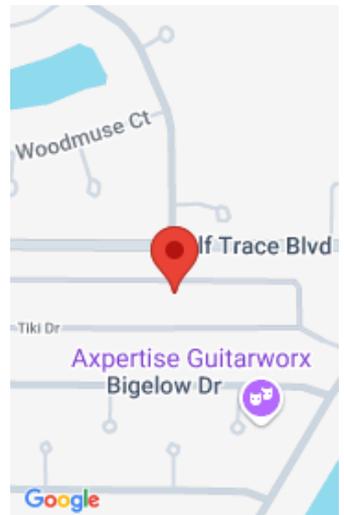
# 3620 KAUNA POINT DRIVE HOLIDAY FL 34691

<https://candiscarmichael.com>



Cute and affordable singlewide mobile home in desirable Tiki Village, a 55 + GATED Community where you OWN YOUR OWN LAND with a low HOA of just \$35.00 month! Perfect for seasonal or full time use. Enclosed side Lanai with newer windows, laminate flooring and roof (2024) can be use for many purposes adding an [...]

- 2 beds
- 1 bath
- Residential
- Mobile Home - Pre 1976
- Active
- 672 sq ft



**Call us now**

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



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## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRU8243388

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/U8243388>

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## Basics

**Bathrooms Full:** 1

**Category:** Mobile Home - Pre 1976

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 672 sq ft

**Year built:** 1972

**SubdivisionName:** TIKI VILLAGE MHP CONDO

**ListAOR:** mfrmls

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Lot size, sq ft:** 3374 sq ft

**View:** Trees/Woods

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen

**Flooring:** Carpet, Laminate, Vinyl

**Carport YN:** Yes

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

**Roof:** Metal

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dryer, Electric Water Heater, Range, Refrigerator

**Laundry Features:** Outside

**Carport Spaces:** 1

**Exterior Features:** Awning(s), Storage

**Security Features:** Gated Community

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Baseboard

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## Property Details

**Subdivision Name:** TIKI VILLAGE MHP CONDO

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash

**Parcel Number:** 15-26-25-008.0-000.00-137.0

**Direction Faces:** North

**Construction Materials:** Vinyl Siding

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Deed Restrictions, Gated Community - No Guard

**Association Fee:** 420

**Association Amenities:** Gated, Shuffleboard Court, Storage

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:**  
\$288

**Tax Legal Description:** TIKI VILLAGE MOBILE HOME PARK CONDO  
RB 898 PGS 1781-1834 LOT 137 & COMMON ELEMENTS OR 8686 PG  
424

**Tax Lot:** 137

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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12x15	First	15	12
Kitchen	12x9	First	9	12
Primary Bedroom	15x12	First	12	15
Bedroom 2	9x9	First	9	9
Balcony/Porch/Lanai	20x9	First	9	20
Bathroom 1	7x9	First	9	7

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community

**ExteriorFeatures:** Awning(s), Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Gated Community - No Guard

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dryer, Electric Water Heater, Range, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Baseboard

**Roof:** Metal

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Appointment Only, Call Before Showing, Call Listing Agent, Gate Code Required, Lock Box Coded



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