

# 396 GRAND CANAL DRIVE KISSIMMEE FL 34759

<https://candiscarmichael.com>



\$236,000



Live the Lifestyle You Deserve in the Award-Winning Solivita Community! Welcome to this beautifully appointed home in the highly sought-after Solivita neighborhood, where comfort, elegance, and resort-style amenities come together. From the moment you step inside, you'll notice the soaring ceilings and graceful arched doorways that create a bright, open, and sophisticated atmosphere. The spacious [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1240 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6385413



### Call us now

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6385413>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5515 sq ft

**SubdivisionName:** SOLIVITA PH IIIA

**GarageSpaces:** 1

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1240 sq ft

**Year built:** 2005

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

---

## Location Details

**Township:** 27

**Road Surface Type:** Paved

---

## Property Features

**Interior Features:** Ceiling Fans(s) **Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Flooring:** Laminate, Tile

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 1

**Pets Allowed:** Yes

**Exterior Features:** French Doors

**Roof:** Shingle

**Utilities:** Public

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Details

**Subdivision Name:** SOLIVITA PH IIIA  
**Levels:** One  
**Foundation Details:** Slab  
**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** 28-27-24-934011-000480  
**Direction Faces:** Southwest  
**Construction Materials:** Stucco

---

## Association Information

**Association YN:** Yes  
**Association Fee Frequency:** Monthly

**Association Fee:** 429

**Association Fee Includes:** Guard - 24 Hour, Pool, Internet, Maintenance Grounds, Management, Recreational Facilities, Security, Trash

**Community Features:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Pool, Restaurant, Sidewalks, Tennis Court(s)

---

## Fees&Taxes

**Tax Year:** 2025  
**Tax Other Annual Assessment Amount:** 618  
**Tax Lot:** 48

**Tax Annual Amount:** \$2,392  
**Tax Legal Description:** SOLIVITA PHASE IIIA PB 127 PGS 10-13 LOT 48

---

## Rooms



### Call us now

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** Public

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** French Doors

**Features:** Ceiling Fans(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Vacant



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE