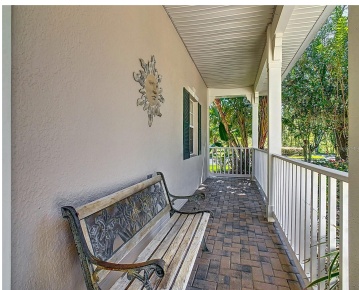


417 LAKE BUTLER DRIVE KISSIMMEE FL 34759

https://candiscarmichael.com



HOME BACK ON MARKET.....****HUGE PRICE REDUCTION OWNER SAYS SELL IT WITHIN THE NEXT 30 DAYS****GOLF COURSE HOME.... SAVOY MODEL 3 bedrooms 2 baths in SOLIVITA - UNBELIVABLE PRICE OF \$324,900 FOR 2728 SQ FEET OF LIVING SPACE. THE NEW GREAT ROOM IS PERFECT FOR THE ULTIMATE GAME ROOM, PLENTY OF ROOM FOR A POOL TABLE [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2728 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8346674



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8346674>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 9422 sq ft

View: Golf Course, Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2728 sq ft

Year built: 2001

SubdivisionName: SOLIVITA PH 01

GarageSpaces: 2

Location Details

Township: 27

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Front Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox

Window Features: Blinds, Window Treatments

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities

View: Golf Course, Water

Sewer: Public Sewer

Heating: Central, Heat Pump

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

Laundry Features: Laundry Room

Parking Features: Garage Door Opener, Garage Faces Side, Oversized

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Florida, Mediterranean

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air, Mini-Split Unit(s)

Lot Features: Corner Lot, Level, Private

Property Details

Subdivision Name: SOLIVITA PH 01

Levels: One

Builder Name: AV Homes

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 28-27-14-933541-000670

Direction Faces: West

Builder Model: Savoy

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities: Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Lobby Key Required, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s)

Association Fee: 239

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Private Road, Recreational Facilities, Security, Sewer, Trash

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 618

Tax Lot: 67

Tax Annual Amount: \$5,062

Tax Legal Description: SOLIVITA PHASE 1 PB 112 PGS 1 THRU 14 LYING IN SECS 13 14 23 & 24 T27 R28 LOT 67

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	25x19	First	19	25
Bonus Room	26x23	First	23	26
Kitchen	13x18	First	18	13
Primary Bedroom	14x18	First	18	14
Primary Bathroom	12x13	First	13	12
Bedroom 2	14x12	First	12	14
Bedroom 3	14x14	First	14	14
Balcony/Porch/Lanai	30x6	First	6	30
Den	12x10	First	10	12
Bathroom 2		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

ExteriorFeatures: Private Mailbox

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Mini-Split Unit(s)

WindowFeatures: Blinds, Window Treatments

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Sewer Connected, Underground Utilities

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

Building Details

ArchitecturalStyle: Florida, Mediterranean

Heating: Central, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Garage Door Opener, Garage Faces Side, Oversized

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, Lockbox, See Remarks



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