

446 ARKANSAS COURT KISSIMMEE FL 34759

https://candiscarmichael.com



New Listing Alert — 3 Bed / 2 Bath Beauty! Looking for a move-in ready home with updates, charm, and a backyard retreat. This impeccably maintained 3 bedroom, 2 bathroom gem has it all! Step inside to an updated split-floor plan featuring: -Stunning ceramic tile in main areas - Cozy NEW carpet in all bedrooms [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1368 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6366417



Call us now

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6366417>

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## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Floors:</b> 1 floor
<b>Area, sq ft:</b> 1368 sq ft	<b>Lot size, sq ft:</b> 7000 sq ft
<b>Year built:</b> 2005	<b>SubdivisionName:</b> POINCIANA NBRHD 05 VILLAGE 07
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>GarageSpaces:</b> 2
<b>ListAOR:</b> mfrmls	

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## Location Details

**Township:** 28      **Road Surface Type:** Asphalt, Paved

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## Property Features



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

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sliding Doors

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

**Sewer:** Public Sewer

**Heating:** Electric

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

**Laundry Features:** Laundry Closet

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** POINCIANA NBRHD 05 VILLAGE 07 **Parcel Number:** 28-28-03-934760-029150

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Concrete Perimeter

**Construction Materials:** Block, Stucco

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 90

**Association Fee Frequency:** Monthly

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$1,663

**Tax Legal Description:** POINCIANA NEIGHBORHOOD 5 VILLAGE  
7 PB 53 PGS 19/28 BLK 1118 LOT 15

**Tax Lot:** 15



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# Rooms

Room type	Level
Great Room	First
Primary Bedroom	First
Bathroom 2	First
Bathroom 3	First
Kitchen	First

# Amenities & Features

- Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting, Sliding Doors

**Features:** Ceiling Fans(s)
- GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

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

# Building Details

- NewConstructionYN:** No

**Exterior material:** Block, Stucco
- Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** See Remarks



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