

# 446 ARKANSAS COURT KISSIMMEE FL 34759

<https://candiscarmichael.com>



**\$250,000**



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

**Bathrooms Full:** 2

**Date added:** Added 5 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1368 sq ft

**Lot size, sq ft:** 7000 sq ft

**Year built:** 2005

**SubdivisionName:** POINCIANA NBRHD 05 VILLAGE 07

**ListOfficeName:** LPT REALTY, LLC **GarageSpaces:** 2

**ListAOR:** 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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