

525 SIENNA DRIVE KISSIMMEE FL 34759

<https://candiscarmichael.com>



Carnegie Custom by AV Homes - 3 Bedrooms, 2 Baths + DEN + Golf Cart Garage - One-of-a-Kind Home This is not your typical Carnegie. This is a true custom build by AV Homes, created specifically for the original owner—a unique floorplan you won't find anywhere else. Thoughtful modifications, premium finishes, and an exceptional homesite [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2066 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8474975



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8474975>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2066 sq ft

Year built: 2003

SubdivisionName: SOLIVITA PH 02C

GarageSpaces: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 11622 sq ft

View: Golf Course

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 27

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Chair Rail, Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Walk-In Closet(s)

Flooring: Bamboo, Ceramic Tile

Patio And Porch Features: Covered, Screened

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Private Mailbox

Architectural Style: Florida, Mediterranean

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside, Laundry Room

Parking Features: Garage Door Opener, Golf Cart Garage, Ground Level, Oversized

Attached Garage YN: Yes

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

Roof: Tile

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

View: Golf Course

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Cleared, Irregular Lot, Level

Property Details

Subdivision Name: SOLIVITA PH 02C

Levels: One

Builder Name: AV Homes

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 28-27-23-933962-002750

Direction Faces: Southwest

Builder Model: Carnegie

Construction Materials: Block, Concrete

Association Information



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Association YN: Yes

Association Fee: 276

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Grounds, Recreational Facilities, Security

Association Amenities: Cable TV, Fence Restrictions, Fitness Center, Gated, Golf Course, Pickleball Court(s), Playground, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s)

Community Features: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,392

Tax Other Annual Assessment Amount: 617

Tax Legal Description: SOLIVITA PHASE IIC PB 118 PGS 12 THRU 16 LYING IN SECS 23 24 & 26 TP 27 RG 28 LOT 275

Tax Lot: 275

Rooms



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| Room type | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Great Room | 15x19 | First | 19 | 15 |
| Dining Room | 12x11 | First | 11 | 12 |
| Kitchen | 13x15 | First | 15 | 13 |
| Den | 13x14 | First | 14 | 13 |
| Primary Bedroom | 13x19 | First | 19 | 13 |
| Primary Bathroom | 12x13 | First | 13 | 12 |
| Bedroom 2 | 12x15 | First | 15 | 12 |
| Bedroom 3 | 12x12 | First | 12 | 12 |
| Balcony/Porch/Lanai | 15x19 | First | 19 | 15 |

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Tennis Court(s), Street Lights

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Private Mailbox

Features: Ceiling Fans(s), Chair Rail, Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Florida, Mediterranean

Heating: Central, Electric, Heat Pump

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Concrete

Parking: Garage Door Opener, Golf Cart Garage, Ground Level, Oversized

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Appointment Only, Call Before Showing, Lock Box Electronic, See Remarks, ShowingTime



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