

# 640 GRAND CANAL DRIVE KISSIMMEE FL 34759

<https://candiscarmichael.com>



**\$266,000**

Welcome to this inviting home located in the heart of Poinciana. Situated in an established community, this property offers a comfortable and functional floor plan with spacious living areas and abundant natural light. The kitchen provides ample cabinet and counter space and opens to the main living areas, making it ideal for everyday living and [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1495 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Office ID:** MFR261019292

**Status:** Active

**MLS ID:** MFRTB8470728



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4021 sq ft

**SubdivisionName:** SOLIVITA PH IIIB

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1495 sq ft

**Year built:** 2012

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

## Location Details

**Township:** 27

**Road Surface Type:** Asphalt

**Elementary School:** Palmetto Elementary

**Middle Or Junior School:** Lake Marion Creek Middle

**High School:** Haines City Senior High

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Tile

**Parking Features:** Driveway, Garage Door Opener, Golf Cart Parking

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Available, Electricity Available, Fiber Optics, Sewer Connected, Sprinkler Recycled, Underground Utilities

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** SOLIVITA PH IIIB

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 28-27-24-934012-001060

**Direction Faces:** East

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 266.63

**Community Features:** Street Lights

## Fees & Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment**

**Amount:** 618

**Tax Lot:** 106

**Tax Annual Amount:** \$2,947

**Tax Legal Description:** SOLIVITA PHASE IIIB PB

131 PGS 36-39 LOT 106



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## Rooms

Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Dining Room	First
Kitchen	First
Office	First
Balcony/Porch/Lanai	First
Living Room	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

**Utilities:** Cable Available, Electricity Available, Fiber Optics, Sewer Connected, Sprinkler Recycled, Underground Utilities

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Split Bedroom, Thermostat, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Golf Cart Parking

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Lock Box Coded



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