

640 GRAND CANAL DRIVE KISSIMMEE FL 34759

<https://candiscarmichael.com>



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

Status: Active

Office ID: MFR261019292

MLS ID: MFRTB8470728



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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 3 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

Elementary School: Palmetto Elementary

High School: Haines City Senior High

Road Surface Type: Asphalt

Middle Or Junior School: Lake Marion Creek Middle

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

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Golf Cart Parking

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Lock Box Coded



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