

640 GRAND CANAL DRIVE POINCIANA FL 34759
https://candiscarmichael.com



Short Sale. SHORT SALE- Don't miss this incredible opportunity to own a 2-bedroom, 2-bath home with a versatile den and a spacious 2-car garage in the award-winning 55+ gated community of Solivita! Whether you're looking for a year-round residence, seasonal retreat, or investment opportunity, this short sale offers exceptional value in one of Central Florida's [...]

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



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRP4939429



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/P4939429>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1495 sq ft

Year built: 2012

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Date added: Added 1 hour ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4021 sq ft

SubdivisionName: SOLIVITA PH IIIB

GarageSpaces: 2

Location Details

Township: 27

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Open Floorplan

Flooring: Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Security Features: Fire Alarm, Gated Community

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Laundry Features: Inside

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Public

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: SOLIVITA PH IIIB

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

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

Direction Faces: East

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s)

Association Fee: 266.63

Association Fee Includes: Guard - 24 Hour, Maintenance Structure, Maintenance Grounds

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Tennis Court(s)

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 1397

Tax Lot: 106

Tax Annual Amount: \$1,432

Tax Legal Description: SOLIVITA PHASE IIIB PB 131 PGS 36-39 LOT 106

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	22x17	First	17	22
Dining Room	14x14	First	14	14
Primary Bedroom	16x14	First	14	16
Bedroom 2	11x9	First	9	11
Den	10x10	First	10	10
Kitchen	17x11	First	11	17

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Alarm, Gated Community

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Open Floorplan

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Tennis Court(s)

Utilities: Public

Amenities: Dishwasher, Dryer, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box



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