

707 WREN LANE KISSIMMEE FL 34759

<https://candiscarmichael.com>



Hurry don't miss this great opportunity! The seller is motivated! The seller is offering \$10,000.00 towards the buyer's closing costs or rate buy down. Discover this stunning 4-bedroom, 2-bathroom home in the desirable Poinciana Villages community! This home is sure to impress with its gorgeous modern appeal and numerous features. Large porcelain tiles throughout and [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1714 sq ft



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRS5108597

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5108597>

Basics

Bathrooms Full: 2

Date added: Added 1 day ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 1714 sq ft

Lot size, sq ft: 11940 sq ft

Year built: 2020

SubdivisionName: POINCIANA NBRHD 05 NORTH VILLAGE
03

ListOfficeName: LPT REALTY, LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 27

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Property Features



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Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, L Dining, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator, Water Softener

Laundry Features: Inside, Laundry Room

Fireplace Features: Electric, Living Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sliding Doors

Security Features: Fire Alarm, Security System Owned, Smoke Detector(s)

Utilities: Cable Available, Electricity Connected, Public, Sewer Available, Solar, Street Lights, Underground Utilities, Water Available

Sewer: Public Sewer

Heating: Central, Electric, Solar

Lot Features: Cul-De-Sac, In County, Paved

Property Details

Subdivision Name: POINCIANA NBRHD 05 NORTH VILLAGE 03

Levels: One

Foundation Details: Slab

Listing Terms: Assumable, Cash, Conventional, FHA, VA Loan

Parcel Number: 28-27-25-934060-071711

Direction Faces: South

Construction Materials: Block, Concrete, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Park, Playground, Recreation Facilities

Association Fee: 85

Association Fee Includes: Cable TV

Community Features: Deed Restrictions, Park, Playground, Pool, Tennis Courts

Fees&Taxes

Tax Year: 2023

Tax Legal Description: POINCIANA NEIGHBORHOOD 5 NORTH VILLAGE 3 PB 54 PGS 27/42 BLK 717 LOT 11

Tax Annual Amount:
\$3,293

Tax Lot: 11

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	13.11x21.1	First	21.1	13.11
Kitchen	9.3x14.4	First	14.4	9.3
Great Room	19.9x23.4	First	23.4	19.9
Dining Room	10.3x10.3	First	10.3	10.3
Primary Bathroom	11.6x11.1	First	11.1	11.6
Bathroom 2	12.1x1.7	First	1.7	12.1
Bathroom 3	12.9x10.2	First	10.2	12.9
Bathroom 4		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Alarm, Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Public, Sewer Available, Solar, Street Lights, Underground Utilities, Water Available

Amenities: Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator, Water Softener

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Park, Playground, Pool, Tennis Courts

ExteriorFeatures: Lighting, Sliding Doors

Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Electric, High Ceilings, Kitchen/Family Room Combo, L Dining, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Heating: Central, Electric, Solar

Exterior material: Block, Concrete, Stucco **Roof:** Shingle

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box Electronic, ShowingTime



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