

711 WEDGE LANE POINCIANA FL 34759
https://candiscarmichael.com



Virtually Staged. Welcome to this charming, move-in-ready home featuring a screened-in pool and porch. The roof was replaced in October 2020, and a new front mailbox has been installed. This delightful residence boasts three bedrooms and two bathrooms, freshly painted in 2022, with a completely remodeled hallway bathroom completed in 2025. Both bathrooms have new [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1252 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRO6446697



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6446697>

Basics

Bathrooms Full: 2	Date added: Added 2 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 3 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Floors: 1 floor
Area, sq ft: 1252 sq ft	Lot size, sq ft: 9043 sq ft
Year built: 1980	SubdivisionName: POINCIANA NBRHD 01 VILLAGE 03
ListOfficeName: LPT REALTY, LLC	GarageSpaces: 2
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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Walk-In Closet(s) **Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

Flooring: Ceramic Tile, Laminate **Laundry Features:** In Garage

Pool Private YN: Yes **Pool Features:** In Ground, Screen Enclosure

Garage YN: Yes **Attached Garage YN:** Yes

Garage Spaces: 2 **Pets Allowed:** Yes

Exterior Features: Private Yard **Fencing:** Chain Link

Roof: Shingle **Utilities:** Electricity Connected, Water Connected

Water Source: Public **Sewer:** Public Sewer

Cooling: Central Air **Heating:** Central

Furnished: Unfurnished

Property Details

Subdivision Name: POINCIANA NBRHD 01 VILLAGE 03 **Parcel Number:** 28-27-13-933480-045040

Levels: One **Direction Faces:** South

Foundation Details: Slab **Construction Materials:** Block

Association Information

Association YN: Yes **Association Fee:** 1200

Association Fee Frequency: Annually **Association Fee Includes:** Cable TV, Internet

Fees&Taxes

Tax Year: 2025 **Tax Annual Amount:** \$3,001

Tax Legal Description: POINCIANA NEIGHBORHOOD 1 VILLAGE 3 PB 52 PGS 8/18 BLK 45 LOT 4 **Tax Lot:** 4



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	19x13	First	13	19
Dining Room	19x9	First	9	19
Kitchen	14x10	First	10	14
Primary Bedroom	14x12	First	12	14
Bedroom 2	11x10	First	10	11
Bedroom 3	11x10	First	10	11
Balcony/Porch/Lanai	23x13	First	13	23
Primary Bathroom		First		
Bathroom 1		First		

Amenities & Features



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



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

ExteriorFeatures: Private Yard

Utilities: Electricity Connected, Water Connected

Amenities: Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

PoolFeatures: In Ground, Screen Enclosure

Features: Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Yard

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent, Combination Lock Box, Lock Box Coded



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE