

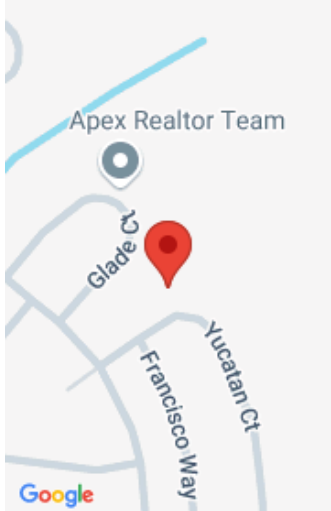
# 740 YUCATAN COURT KISSIMMEE FL 34758

<https://candiscarmichael.com>



This beautifully updated single-story home offers a perfect blend of comfort and modern design. Featuring 4 generously sized bedrooms and fully renovated bathroom, the open-concept layout provides a seamless flow throughout the living spaces. The living area includes a cozy fireplace, creating a warm and inviting atmosphere. The kitchen is outfitted with solid surface countertops, [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1854 sq ft



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8318871

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## Description

**Virtual Tour:** <https://www.tourdrop.com/dtour/388199/Zillow-3D>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1854 sq ft

**Year built:** 1988

**SubdivisionName:** POINCIANA VILLAGE 1 NBHD 1 SOUTH

**GarageSpaces:** 2

**Date added:** Added 9 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 13721 sq ft

**View:** Pool

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Ceramic Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Architectural Style:** Contemporary

**View:** Pool

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** In Garage

**Pool Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox, Sliding Doors

**Window Features:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** POINCIANA VILLAGE 1 NBHD 1 SOUTH **Parcel Number:** 25-26-28-6114-1378-0120

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Block

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 90

**Association Fee Frequency:** Monthly

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:** \$2,523

**Tax Legal Description:** POINCIANA V1 NBD 1S PB 3 PG 9 BLK  
1378 LOT 12 6/27/29

**Tax Lot:** 12

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## Rooms

Room type	Dimensions	Level	Length	Width
Family Room	22x12	First	12	22
Living Room	21x13	First	13	21
Primary Bedroom	14x12	First	12	14
Bedroom 2	11x10	First	10	11
Bathroom 3	11x10	First	10	11
Bedroom 4	10x12	First	12	10
Kitchen	14x10	First	10	14

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Mailbox, Sliding Doors

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure

**Occupant Type:** Owner **Showing Requirements:** Combination Lock Box, Lock Box Coded, See Remarks, ShowingTime



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