

# 761 PARROT COURT KISSIMMEE FL 34759

<https://candiscarmichael.com>



Move-In Ready 4-Bedroom Home Built in 2023 - Modern, Spacious & Affordable! Welcome to your dream home in the heart of Poinciana! This nearly new 4-bedroom, 2-bathroom residence offers 1,806 sq ft of open living space, perfect for families or anyone craving comfort and style. Built in 2023, this home features a modern kitchen with [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1814 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5129938



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5129938>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1814 sq ft

**Lot size, sq ft:** 7662 sq ft

**Year built:** 2023

**SubdivisionName:** POINCIANA NBRHD 05 NORTH VILLAGE 03

**ListOfficeName:** LPT REALTY, LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 27

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Thermostat, Walk-In Closet(s) **Appliances:** Microwave, Other, Refrigerator

**Flooring:** Carpet, Laminate

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Other

**Roof:** Shingle

**Utilities:** Electricity Connected, Other

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central



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## Property Details

**Subdivision Name:** POINCIANA NBRHD 05 NORTH VILLAGE 03 **Parcel Number:** 28-27-25-934060-071415

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Block

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee:** 90

**Association Fee Frequency:** Monthly

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,900

**Tax Legal Description:** POINCIANA NEIGHBORHOOD 5 NORTH VILLAGE 3 PB 54 PGS 27/42 BLK 714 LOT 15

**Tax Lot:** 15

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## Rooms



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| Room type        | Level |
|------------------|-------|
| Primary Bedroom  | First |
| Primary Bathroom | First |
| Bedroom 2        | First |
| Bedroom 3        | First |
| Bathroom 4       | First |
| Bathroom 2       | First |
| Dining Room      | First |
| Kitchen          | First |
| Laundry          | First |
| Living Room      | First |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Electricity Connected, Other

**Amenities:** Microwave, Other, Refrigerator



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** 24 Hour Notice

**Occupant Type:** Owner



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