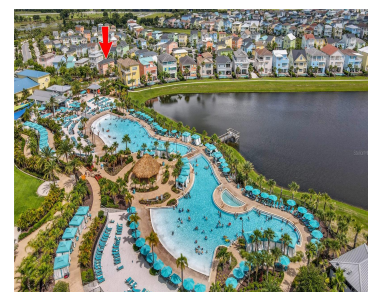
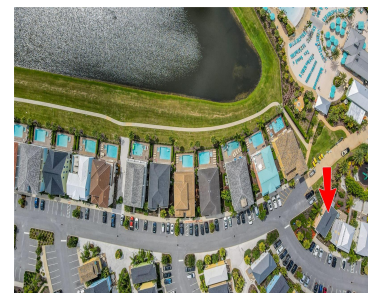
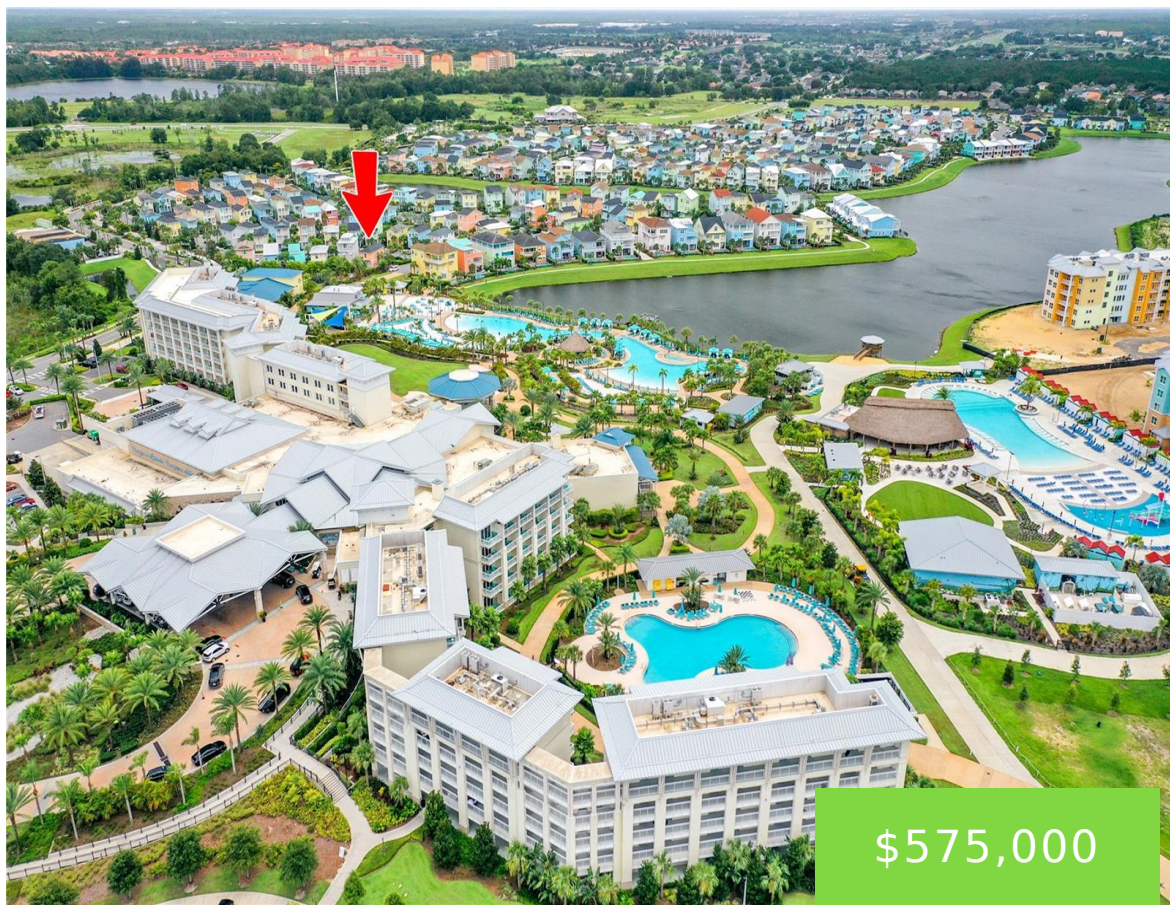


# 8029 SAND BAR DRIVE KISSIMMEE FL 34747

<https://candiscarmichael.com>



**\$575,000**

'CABANA BREEZE' Cottage For Sale with PREMIUM RESORT LOCATION JUST STEPS AWAY FROM ALL THE RESORT AMENITIES! YOU CAN'T GET ANY CLOSER THAN THIS! Model 1384-A Features 3 Bedrooms and 3 Full Bathrooms with ADDITIONAL BONUS ROOM and Margaritaville HOT TUB! This is a Wonderful Community to Live in Full Time, Own a Second Home [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1410 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6408240



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6408240>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1410 sq ft

**Year built:** 2018

**ListOfficeName:** EXP REALTY LLC

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 871 sq ft

**SubdivisionName:** ROLLING OAKS PH 5

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Thermostat

**Flooring:** Tile

**Patio And Porch Features:** Patio

**Spa Features:** Above Ground, Heated

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds, Drapes

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Inside, Laundry Closet

**Spa YN:** Yes

**Parking Features:** Open

**Exterior Features:** French Doors, Lighting, Rain Gutters, Sidewalk

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric, Natural Gas

**Lot Features:** Sidewalk, Paved

---

## Property Details

**Subdivision Name:** ROLLING OAKS PH 5

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 04-25-27-5005-0001-0060

**Direction Faces:** Southeast

**Construction Materials:** Block, Frame

**Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Dog Park, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks, Street Lights

**Association Fee:** 467

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Internet, Maintenance Grounds, Pest Control, Security, Trash



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$9,447

**Tax Other Annual Assessment Amount:** 3032

**Tax Legal Description:** ROLLING OAKS PH 5 PB 26  
PGS 132-140 LOT 6

**Tax Lot:** 6

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## Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First

---

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Spa Features:** Above Ground, Heated

**CommunityFeatures:** Dog Park, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** French Doors, Lighting, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Thermostat

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**WindowFeatures:** Blinds, Drapes

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

---

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Natural Gas

**Exterior material:** Block, Frame **Roof:** Shingle

**Parking:** Open

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Listing Agent Must Accompany, See Remarks, ShowingTime



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