



Regal Real Estate Professionals  
7726 W. Sandlake Rd, Orlando Florida,  
32819



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2848 BOATING BLVD (MLS#:O5813049)

PRICE: \$254,900

Address#: 2848 BOATING BLVD

Zip Code: 34746

Style: Single Family Residence

Bedrooms: 4

Living Area: 2140.00

Year Built: 2007

Acreage(acs): 0.16

Waterfront: No

Subdivision: SHINGLE CRK RESRV AT OAKS

City: Kissimmee

Type: Residential

Status: Active

Bathrooms: 2

Lot: 7187

County: Osceola County

## PROPERTY DESCRIPTION

Seller say sell, Priced to sell.. You will absolutely love this beautiful 4 bedrooms 2 bathrooms home that sits perfectly on a conservation lot located in The Reserves at Shingle Creek!! With no rear neighbors, and featuring a secluded large master bedroom with en-suite including whirlpool, double sinks and walk in closets, etc., this is the perfect place to call home. Recent updates include exterior paint, upgraded outside AC unit, engineered hardwood floors throughout the house with the exception of the bathrooms and kitchens. A fully equipped kitchen with all ready to use appliances, island, breakfast bar and an abundance of cabinets and storage space, makes this one of a kind charming property move-in ready! Don't miss out on the opportunity to relax and entertain in this one of a kind open concept backyard, making it easy for outdoor barbecue, entertaining & family nights. Community amenities include basketball courts, tennis courts, nature trails, playground, golf course and access to Lake Toho for boating and fishing excursions. Only minutes away from The Loop Shopping Center, restaurants, all major theme parks and beaches, this property won't be available for too long. Act NOW and call to schedule a private tour! CDD included in Taxes....

## ADDITIONAL FEATURES

Exterior Construction:	block, stucco
Roof:	Shingle
Community Features:	park, playground, tennis court(s)
Interior Features:	high ceiling(s), kitchen/family room combo, living room/dining room combo, vaulted ceiling(s), walk-in closet(s)
Heating and Fuel:	electric, heat pump
Utilities:	cable connected, electricity connected, sewer connected
Garage/Carport:	1
Total Building:	2607.00
Water Frontage:	N
Pets Allowed:	Yes
Garage Features:	driveway, garage door opener
Total Acreage:	Up to 10,889 Sq. Ft.
Foundation:	Slab
Zoning:	R046
Air Conditioning:	central air



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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Floor Covering: ceramic tile, engineered hardwood

## ROOMS

Additional Rooms: Family Room

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## IMAGES

