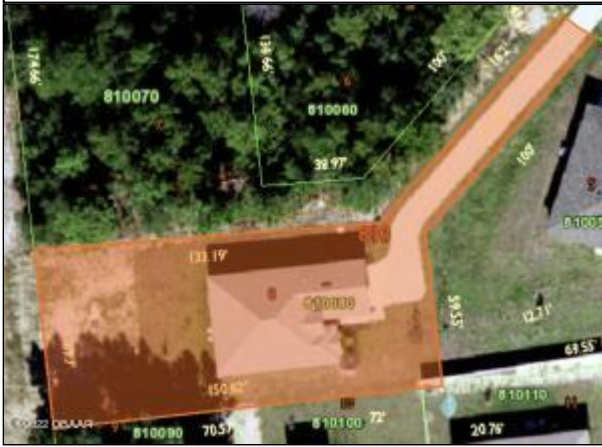


Residential Active
MLS# 1100794

2109 Hibiscus Place, Poinciana, FL 34759

Agent Display **\$288,120**

Area: 99 - Other County: Polk



List Price: \$288,120	Sewer: City	Occupied: No
Bedrooms: 3	Water: City	Tax ID: 28-28-10-935240-810080
Baths - 2	Maint Fee: \$286	As Is Yes
Total:	Maint Fee Paid: Annually	Cond:
Baths - Full: 2	Sub HOA Fee:	
Baths - Half: 0		
Living Area: 1,305		
SqFt - Total: 1,866		
SqFt Property		
Source: Appraiser		
Lot Size: 11,718 SF, Irregular		
Subdivision: Other		
Year Built: 2018		
Style: Single Family		

Directions: From Lake Hatchineha Rd, North on Marigold Ave, R on Bayberry St, L on Cedar Rd, L on Hibiscus Dr, R on Hibiscus Place.

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 12	Size approx.	Kitchen	Main	12 x 10	Size approx.
1st Floor: Slab				Heating: Central; Electric			
Acreage: 1/2 - 1				Inside: 2 Bedrooms Down			
Air Conditioning: Central				Land: Cul-De-Sac			
Architecture: Modern				Miscellaneous: Homeowners Association;			
Building: 1 Story				HOA Contact Info: 863-342-0900; Association			
Construction: Concrete Block; Stucco				of Poinciana Villages			
Floor Coverings: Tile				Occupancy: Vacant			
				Parking: 2 Car Garage			
				Road: Paved			
				Roof: Shingle			
				Special Conditions: Agent Owned			

Remarks: This modern home has an open floor plan with 4 bedrooms, 3 bathrooms, and a 2-car garage. Features include solid hardwood kitchen & bathroom cabinets, granite countertops, tiled floors throughout, Energy Star stainless steel appliances, energy-efficient windows, spray foam insulation, hybrid water heater and LED lighting. Located near shopping, as well as many recreational areas. Close to Disney Wilderness Preserve, an outdoor lover's paradise and home to more than 1,000 species of plants and animals, as well as nearby parks with Lake Marion boating ramps, picnic grounds, hiking trails and exercise facilities. Deerwood Community Park is minutes away with basketball courts, baseball and soccer fields. Buyer/Buyer's Agent responsible for verifying HOA info.

Agent Info: Seller is a licensed FL real estate broker; Seller does not occupy home and does not warrant condition. Proof of funds to accompany all offers. Buyer/Buyer's Agent responsible for verifying HOA info.

Showing Instructions: Appt. Necessary; See Agent Remarks Please contact SHOWINGTIME to request code (800)746-9464 or <https://www.showingtime.com>. Do not contact listing agent for showings. Please give at least 48 hours notice.

Legal: POINCIANA NEIGHBORHOOD 2 VILLAGE 8 PB 53 PGS 29 THRU 43 BLK 810 LOT 8

Parcel ID Link: 28-28-10-935240-810080

Supra: No

Occupied: No

Foreign Seller: No

Dispute Res:

Listing Office: EXP Realty LLC o10255	Listing Member: Jeanne Fish, CCIM	Co-listing Member:
Address: 555 W Granada Blvd Unit A6 Ormond Beach, FL 32174	Primary Phone: 386-527-1863	Primary Phone:
Primary Phone: 888-883-8509 101	Cell: 386-527-1863	Cell:
Email: fl.broker@exprealty.net	Email: jeanne.fish@exprealty.com	Email:

Listing Date: 08/29/2022	List Type: Exclusive Right of Sale	Type: Regular
Expiration Date: 08/04/2023	Sub: 0%	Original List Price: \$320,000
Status Change Date: 08/29/2022	Buyer: 2%	NRR: 2%
Sellers Preferred Escrow Agent: DLP Closing Services LLC	Transaction: 2%	
	NRR Req: No	

Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Jeanne Fish on Wednesday, October 19, 2022 11:18 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.