

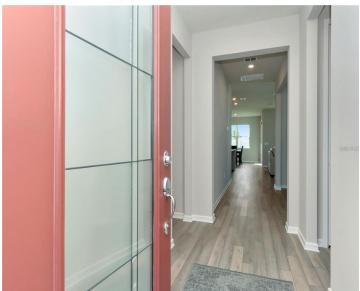
# 1991 SPRING SHOWER CIR

<https://theteamjimenez.com>



\$479,900

SOLD OUT COMMUNITY - YOUR RARE OPPORTUNITY IN TOHOQUA RESERVE  
Prepare for the next exciting chapter of your life in the sold-out, 55+ gated community of Tohoqua Reserve in Kissimmee. With new construction no longer available, this model-perfect, move-in ready residence—loaded with custom upgrades—offers a rare chance to own in one of the area’s most [...]



- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2056 sq ft



## Basics



### Call us now

Phone: (914) 230-2513  
Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)  
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 10

**Lot size:** 6388 sq ft

**ListOfficeName:** MIHARA & ASSOCIATES INC.

**Zoning:** RES

**Bathrooms Full:** 2

**Flood Zone Code:** X

**Listing Contract Date:** 2025-11-10

**AdditionalRooms:** Bonus Room, Great Room, Inside Utility

**PhotosCount:** 51

**List Agent MLS ID:** 261506415

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 2056 sq ft

**Year built:** 2023

**Parcel Number:** 052630534500011020

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Flood Zone Date:** 2023-06-18

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.15

---

## Rooms



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Room type	Dimensions	Level	Length	Width
Kitchen	17x11	First	11	17
Great Room	14x18	First	18	14
Primary Bedroom	14x16	First	16	14
Dinette	11x12	First	12	11
Bedroom 2	11x14	First	14	11
Bedroom 3	12x12	First	12	12
Laundry	7x10	First	10	7
Balcony/Porch/Lanai	13x10	First	10	13
Bonus Room	14x10	First	10	14
Bathroom 2	9x6	First	6	9

## Building Details

**Sewer:** Public Sewer

**Fencing:** Vinyl

**Levels:** One

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2330 sq ft

**Foundation Details:** Slab

**ArchitecturalStyle:** Contemporary

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

---

## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Patio & Porch Features:** Covered, Patio

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric, Heat Pump

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

**WindowFeatures:** Double Pane Windows, Insulated Windows, Low-Emissivity Windows, Window Treatments

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Luxury Vinyl, Porcelain Tile

**Laundry Features:** Inside, Laundry Room

**PoolPrivateYN:** No

---

## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$1,320

**CDDYN:** -81.3343, 28.246568, 1

**Total Monthly Fees:** \$110



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747