

\$345,000 - 310 Dolphin Way, KISSIMMEE

MLS® #S5111919

\$345,000

4 Bedroom, 2.00 Bathroom, 1,621 sqft

Residential on 0.27 Acres

POINCIANA NBRHD 04 VILLAGE 07,
KISSIMMEE, FL

*****BACK ON THE MARKET*** BUYER'S FINANCE FELL THROUGH!!! NOW IS YOUR OPPORTUNITY!!!!** Discover your DREAM POOL HOME, perfect for your family! This exquisitely UPGRADED pool home is an architectural gem, offering a multitude of upgrades that will save you both time and money. Your new home is a serene haven, boasting LUSH LANDSCAPING that instantly creates a sense of exclusivity. Enjoy a NEW ROOF from 2022, a WATER FILTRATION SYSTEM, FOUR bedrooms, TILE FLOORING throughout (NO CARPETS), an open concept floor plan, and an expansive COVERED POOL TERRACE. The HUGE BACKYARD sits on a QUARTER-ACRE lot, beautiful details like CROWN MOLDING in every room, WALL ACCENTS, an INSIDE LAUNDRY ROOM with cabinets, a TWO-CAR GARAGE with storage cabinets, and a new high-performance IMPACT SLIDING DOUBLE GLASS DOOR. As you enter through the front door with its ETCHED GLASS DESIGN, you will be greeted by the open layout and meticulous details like CROWN MOLDING in every room and WALL DECORATIVE ACCENTS. The jewel in the crown is the POOL AREA, featuring a COVERED POOL TERRACE, PAVER FLOORING, a FIRE PIT, POOL SHOWER, and a HUGE BACKYARD with limitless potential for future expansion. The property spans 1,621 square feet of open concept living space, 2,059 square feet of total area, and an



11,879 square foot lot. The OPEN LAYOUT KITCHEN boasts SOLID WOOD cabinets, top-of-the-line SAMSUNG stainless steel appliances, a pantry, an UPGRADED SINK FAUCET with a pull-down sprayer, and a BREAKFAST BAR complemented by pendant lighting. The owner's suite is a true highlight, offering a large California-style WALK-IN closet and an EN-SUITE master bathroom with DUAL sinks, a WALK-IN shower, and a GARDEN TUB. This is the lifestyle of dreams, where luxury and comfort are woven into every detail. Conveniently located near supermarkets, restaurants, pharmacies, hospitals, a new expressway, just 35 minutes from major attractions, and the new Sun Rail Poinciana Station. If you are interested in this property, consider scheduling a video virtual showing or arranging a private tour to experience it firsthand. A physical tour can provide a better sense of the space, layout, and overall feel of the property.

Built in 2005

Essential Information

MLS® #	S5111919
Price	\$345,000
Sold Price	\$325,000
Date Sold	January 3rd, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,621
Acres	0.27
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	310 Dolphin Way
Area	Kissimmee / Poinciana
Subdivision	POINCIANA NBRHD 04 VILLAGE 07
City	KISSIMMEE
County	Polk
State	FL
Zip Code	34759

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Park, Playground, Pool, Recreation Facilities
Parking	Garage Door Opener
# of Garages	2
View	Garden, Pool
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Disposal, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors, Garden, Outdoor Shower
Lot Description	Cul-De-Sac, Landscaped, Oversized Lot
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 7th, 2024
Days on Market	325
HOA Fees	85
HOA Fees Freq.	Monthly

Listing Details

Listing Office	BELLA VERDE REALTY LLC
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