

# **\$319,000 - 482 Davinci Pass, KISSIMMEE**

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MLS® #S5134026

## **\$319,000**

3 Bedroom, 2.00 Bathroom, 1,786 sqft

Residential on 0.22 Acres

SOLIVITA PH 04C SEC 02, KISSIMMEE, FL

Beautiful Melody Model with 3 Bedrooms, 2 Baths and Stunning Water Views! Situated on a corner lot and adjacent to a beautiful park-like setting with space for recreation or leisurely walks. Step into this immaculately maintained home showcasing upgrades throughout, including CROWN MOLDING, wide-plank LVP flooring in all bedrooms, and newer interior paint. A NEW ROOF was installed in 2021 with an attic ventilation system. HVAC 2020. HYBRID HOT WATER HEATER installed in 2020. The kitchen boasts solid wood cabinets, stainless steel appliances, GRANITE COUNTERS with mosaic stone backsplash, under-cabinet lighting, and a separate eat-in nook, currently being used as an office space. The living room features two SOLAR TUBES that fill the space with natural light and flows seamlessly to the porcelain-tiled, glass-enclosed Florida room. The OWNER'S SUITE offers sliders to the Florida room and an attached ensuite bath with DUAL SINKS, a walk-in shower, and two walk-in closets with custom shelving. Two additional bedrooms on the opposite side share a Jack-and-Jill bathroom featuring a tiled glass walk-in shower and granite counters. In addition to the Florida room, there is a SCREENED and EXTENDED lanai where you can enjoy stunning water views or relax and take in quiet sunrise mornings. String lights create a relaxing atmosphere where you can unwind at night with a glass of wine while enjoying the shimmering pond views. The



garage features EPOXY FLOORING, built-in shelving for extra storage, a work bench, painted walls, a NEW GARAGE DOOR MOTOR with new door springs installed in 2024. Additional upgrades include permanent seasonal and year-round Govee exterior lighting, refreshed landscaping with rock and lighting added in 2024, resurfaced lanai floors with additional drains, and ceiling fans in every room. A separate laundry room includes a UTILITY SINK, cabinets, and the washer and dryer are included in the sale. EXTERIOR PAINTED in 2020. \*\*See the MATTER PORT 3D VIDEO on Tour Link 1. Solivita's amenities include: - a manicured SOFTBALL diamond & field - 36 holes of CHAMPIONSHIP GOLF that can be played by joining the Stonegate Golf Club or paying as you go - 2 STATE of the Art AMENITY centers with updated exercise equipment, yoga studio & meeting rooms - 3 restaurants - 14 HEATED POOLS - 17 PICKLEBALL courts - 9 TENNIS courts - 4 BOCCE BALL courts - 4 SHUFFLEBOARD courts - 3 HORSESHOE pits - a BILLIARDS room - miles of bike paths - 2 DOG PARKS (Small & Large Dogs) - Corn Hole - Tot Lot PLAYGROUND - COMMUNITY GARDEN - over 250 resident clubs. The HOA: - maintains the LANDSCAPING & IRRIGATION systems in the common areas as well as at individual homesites - maintains the roads throughout the community - PROVIDES SECURITY with gate guards and mobile patrols including the Polk County Sheriff - allows AUTOMATED GATE ACCESS for residents via license plate readers - provides residents with Fiber Optic Internet & TV service.\*\*\*Poinciana Lakes Plaza is a MAJOR NEW SHOPPING CENTER that opened directly across from the Solivita Main Gate in Summer of 2024. It features Sprouts Grocery, TJ MAXX, Ross, Burlington, Rack Room Shoes, 5 Below, Ulta, Outback, First Watch, 5 Guys, Urgent Care, Dentist, TD Bank, Petco & Hair Cuttery PLUS MORE TO

COME.\*\*\*

Built in 2005

**Essential Information**

MLS® #	S5134026
Price	\$319,000
Sold Price	\$315,000
Date Sold	October 8th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,786
Acres	0.22
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold

**Community Information**

Address	482 Davinci Pass
Area	Kissimmee / Poinciana
Subdivision	SOLIVITA PH 04C SEC 02
City	KISSIMMEE
County	Polk
State	FL
Zip Code	34759

**Amenities**

Amenities	Basketball Court, Clubhouse, Elevator(s), Fence Restrictions, Fitness Center, Gated, Golf Course, Handicap Modified, Lobby Key Required, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s), Vehicle Restrictions, Wheelchair Access
Parking	Garage Door Opener
# of Garages	2
Is Waterfront	Yes
Waterfront	Pond

**Interior**

Interior Features	Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Heat Pump
Cooling	Central Air

**Exterior**

Exterior Features	Lighting, Rain Gutters, Sliding Doors
Lot Description	In County, Level, Paved, Private
Roof	Shingle
Foundation	Slab

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	14
HOA Fees	276.02
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	BORCHINI REALTY
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