

\$340,000 - 5113 Sage Way, KISSIMMEE

MLS® #O6342285

\$340,000

3 Bedroom, 2.00 Bathroom, 1,854 sqft

Residential on 0.21 Acres

LAUREL RUN AT CRESCENT LAKES,
KISSIMMEE, FL

This beautifully maintained home in Crescent Lakes offers a desirable split floor plan with ceramic tile in the main living areas and new laminate flooring in all bedrooms. The home provides multiple living spaces including a formal living room, dining room, family room, and an updated kitchen with stainless steel appliances. Recent upgrades include a new tankless water heater installed in 2024, central AC replaced in 2020, and a roof replacement completed in 2017. The full interior, including ceilings, trim, and doors, was freshly painted in 2023. For added comfort and efficiency, the owners installed mini split units in both the lanai Florida sunroom and the garage, which also features an insulated garage door.

Enjoy outdoor living year-round with a large 30x12 sunroom and an oversized 30x16 screened enclosure, perfect for entertaining or relaxing. The fully fenced backyard with white vinyl fencing offers privacy, while the spacious paver driveway provides ample parking for family and guests.

Crescent Lakes is a deed-restricted community governed under the Crescent Lakes Common Facilities District (CFD), which functions like a combination of a homeowners association and a community development district. Amenities are located in two community parks: Oak Park features the basketball court, while Palm Park offers tennis



courts, playgrounds, picnic areas, and scenic lighted walking trails around the ponds. The community also provides open spaces to enjoy nature and wildlife, making it both family-friendly and peaceful.

This home is conveniently located near shopping, dining, golf courses, and medical facilities. A 7-Eleven gas station and convenience store is located just before the entrance to Crescent Lakes. Poinciana High School and Reedy Creek Elementary School are only about a five-minute drive. Within a short distance you will also find world-class attractions such as Walt Disney World, Universal Studios, SeaWorld, and Discovery Cove. The location offers easy access to major highways, airports, and some of Florida’s most popular beaches.

Energy efficiency is another highlight, as the home is equipped with a 10.400 kWh solar system that is only two years old. The solar panels are leased with a current monthly payment of \$170.00, which will increase to \$190.35 after December 2025. The lease is transferable to the new owner, subject to Sunnova’s underwriting requirements, providing long-term energy savings.

This spacious three-bedroom, two-bath home with a two-car garage has been thoughtfully updated and cared for, making it truly move-in ready. Do not miss the opportunity to own this beautifully upgraded property in the desirable Crescent Lakes community.

Built in 1997

Essential Information

MLS® #	O6342285
Price	\$340,000
Sold Price	\$348,000

Date Sold	October 21st, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,854
Acres	0.21
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	5113 Sage Way
Area	Kissimmee / Poinciana
Subdivision	LAUREL RUN AT CRESCENT LAKES
City	KISSIMMEE
County	Osceola
State	FL
Zip Code	34758

Amenities

Amenities	Playground, Tennis Court(s)
# of Garages	2

Interior

Interior Features	Primary Bedroom Main Floor, Thermostat
Appliances	Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air, Mini-Split Unit(s)
# of Stories	1
Furnished	Unfurnished

Exterior

Exterior Features	Hurricane Shutters
Lot Description	Cul-De-Sac
Roof	Shingle
Foundation	Slab

School Information

Elementary	Reedy Creek Elem (K 5)
Middle	Horizon Middle
High	Poinciana High School

Additional Information

Date Listed	September 8th, 2025
Days on Market	13
Zoning	OPUD
HOA Fees	776
HOA Fees Freq.	Annually

Listing Details

Listing Office	RUBIO REALTY INVESTMENTS LLC
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