



**\$395,000**

## **869 ADOUR DRIVE UNIT A/B, KISSIMMEE, FL, US, 34759**

<https://livefabuloso.com>

**STRONG CASH-FLOW TURNKEY INVESTMENT!** This RECENTLY UPDATED and well-kept duplex in Poinciana, Florida delivers 4 bedrooms and 4 bathrooms across [...]

- 4 beds
- Residential Income
- Duplex
- Active



### **Basics**

**Status:** Active

**MlsStatus:** Active

**Date added:** Added 2 weeks ago

### **Interior**



**Bedrooms:** 4 beds

**Cooling:** Central Air

**Interior Features:** Ceiling Fan(s), Eating Space In Kitchen, Thermostat

**Pets Allowed:** Cats OK, Dogs OK

**Heating:** Central

**Flooring:** Carpet, Ceramic Tile, Vinyl

**FireplaceYN:** false

## Exterior & Property Details

**ParkingFeatures:** Driveway

**Has Garage:** false

**Exterior Features:** Private Entrance, Private Mailbox

**Has Pool:** false

**PoolPrivateYN:** false

**Has Waterfront:** false

**Lot Size (Acres):** 0.21 acres

**Lot Size (SqFt):** 8930

**Zoning:** OPUD

**Flood Zone Code:** X

## Construction

**Type:** Residential Income

**Category:** Duplex

**Year built:** 2005

**Foundation:** Slab

**ExteriorConstruction:** Block

**NewConstructionYN:** false

## Utilities & Green Energy

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**WaterSource:** Public

**Sewer:** Public Sewer

## Community & HOA



**Community:** POINCIANA VILLAGE 5 NBHD 1  
**AssociationName:** Mark Maldonado-Serrano  
**AssociationFeeFrequency:** Monthly

**AssociationYN:** true  
**AssociationFee:** 165

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## Nearby School

**Elementary School:** Chestnut Elem      **High School:** Liberty High  
**Middle Or Junior School:** Discovery Intermediate

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## Financial & Listing Details

**List Office Name:** CHARLES RUTENBERG REALTY ORLANDO      **STELLAR\_CalculatedListPriceByCalculatedSqFt:** 180.94  
**TaxAnnualAmount:** 4988.98      **OnMarketDate:** 2026-01-17

