



3018 Boating Boulevard

\$628,000

Single Family Residence · Kissimmee, FL 34746

5

beds

5

baths

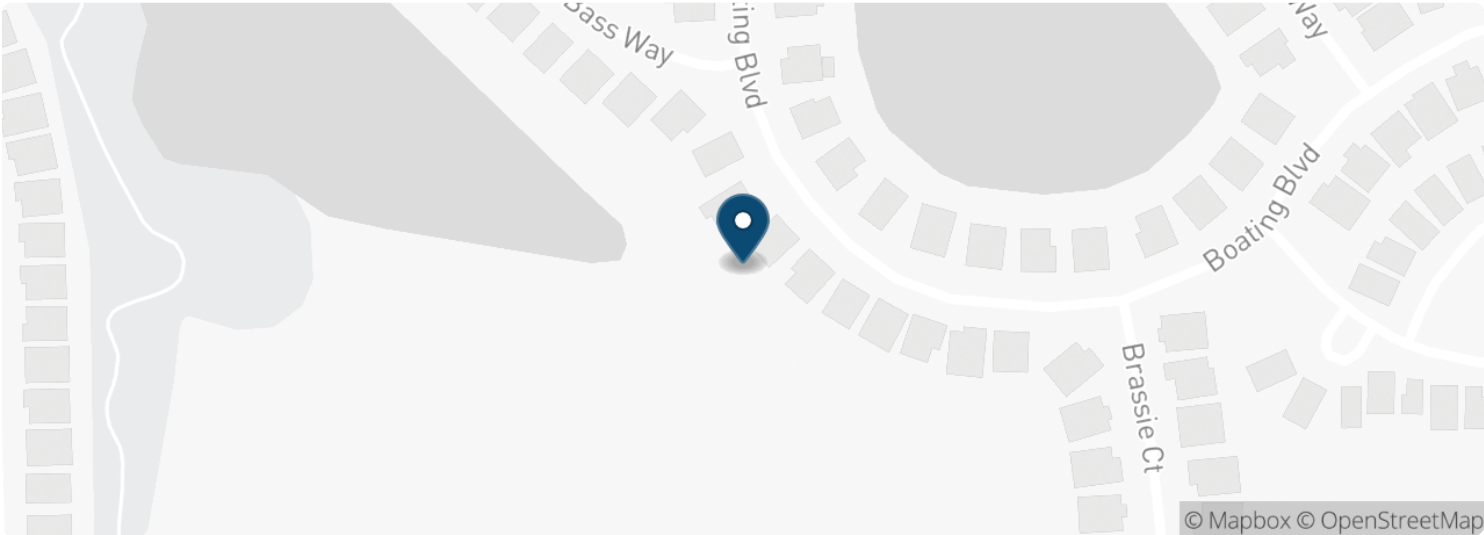
3,680

sqft



View online

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2012	\$171	94 days	Jul 6, 2026	\$457 Annually	O6421095



Property overview

About this property

Picture mornings that start with coffee on the patio overlooking your double lot full of green, afternoons spent on your boat launched at your community's private ramp for a sunset cruise on Lake Tohopekaliga, and evenings unwinding in your very own backyard retreat. This is the life waiting for you at this beautiful 5-bedroom, 4.5-bathroom home, tucked into one of the area's most welcoming neighborhoods. Built in 2012 and thoughtfully designed and updated, this home was made for family living. Step through the front door and you're greeted by an open, sunlit living space, while the master suite offers a quiet, cozy retreat of its own. The kitchen is the true heart of the home spacious enough for holiday cooking, with stainless steel appliances, room to gather around the island, and a walk-in pantry that keeps snack-time organized. With three master bedrooms, including one right on the first floor, there's room for grandparents visiting, older ones wanting their own space, or a home office that actually feels separate from the family hustle. And the practical stuff is already taken care of for you: both HVAC systems were replaced recently (upstairs in April 2024, downstairs in November 2023), and the roof was redone in 2024 so you can focus on making memories, not managing maintenance. The furniture is also included and will make moving in much easier. The community has you covered with a private boat ramp and dock for a day out on Lake Tohopekaliga, cool off at the community pool, tee off at The Oaks National Golf Course and the use of the beautiful neighborhood parks, playgrounds, and tennis courts. Everyday errands are just as easy: Publix is about a mile down the road, and you're close to major highways for a quick commute anywhere in Central Florida. This is the kind of home where lake weekends and easy weekday routines conveniently fit right in. Come see for yourself, schedule your private tour and begin picturing your family's next chapter here.

Key features

LEVELS
Two
LOT
18,339 sqft
FACES
East
PARKING
3-car garage (converted), Driveway
OUTDOOR
Patio
VIEW
Trees/Woods
COMMUNITY
Clubhouse, Golf, Lake, Fishing, Tennis Court(s)
HOA COVERS
Maintenance Grounds
PETS
Dogs OK, Cats OK

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2012
Faces	East	Rooms	8
Living area	3,680 sqft	Total building area	3,680 sqft
Architectural style	Contemporary	Levels	Two
Bedrooms	5	Bathrooms	5
Full bathrooms	4	Half bathrooms	1
Cooling	Central Air	Heating	Central
Lot size	18,339 sqft	Construction materials	Block, Stucco
Lot features	Cleared	Other structures	Shed(s), Other
Roof	Shingle		

Accommodation & amenities

Appliances	Dryer, Refrigerator, Microwave, Range, Washer, Dishwasher	Flooring	Hardwood, Vinyl, Carpet, Ceramic Tile
Laundry	Inside	Patio and porch	Patio
View	Trees/Woods		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	3	Covered spaces	3
Parking features	Converted Garage, Driveway	Road surface	Asphalt

Community & HOA

Primary association	Leland Management	Primary association fee	\$189
Primary fee frequency	Annually	Secondary association	Oaks Mastery Property
Secondary association fee	\$268	Secondary fee frequency	Annually
Land lease	No	Senior community	No
Association amenities	Tennis Court(s), Clubhouse, Trail(s), Pool, Basketball Court	Association fee includes	Maintenance Grounds
Community features	Clubhouse, Golf, Lake, Fishing, Tennis Court(s)	Pets allowed	Dogs OK, Cats OK

Utilities & services

Utilities	Water Connected, Electricity Connected, Sewer Connected		
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Price & sale history

Asking price reduced by \$57,000 (8.3%) since first listed.

Date	Event	Price	Change
Sep 24, 2026	Price reduced MLS #O6421095	\$628,000	-8.3% -\$57,000
Jul 6, 2026	Listed for sale MLS #O6421095	\$685,000	—
Oct 21, 2020	Sold MLS #O5885722	\$390,000	—
Sep 22, 2020	Price increased MLS #O5885722	\$390,000	+14.7% +\$50,010
Aug 18, 2020	Listed for sale MLS #O5885722	\$339,990	—
Nov 6, 2012	Sold MLS #T2488858	\$297,000	—
May 15, 2012	Price increased MLS #T2488858	\$308,114	+3.5% +\$10,463
Sep 27, 2011	Listed for sale MLS #T2488858	\$297,651	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT