



1266 S Beach Circle

\$299,900

Townhouse · Kissimmee, FL 34746

4

beds

4

baths

1,642

sqft



[View online](#)

Year built
2005

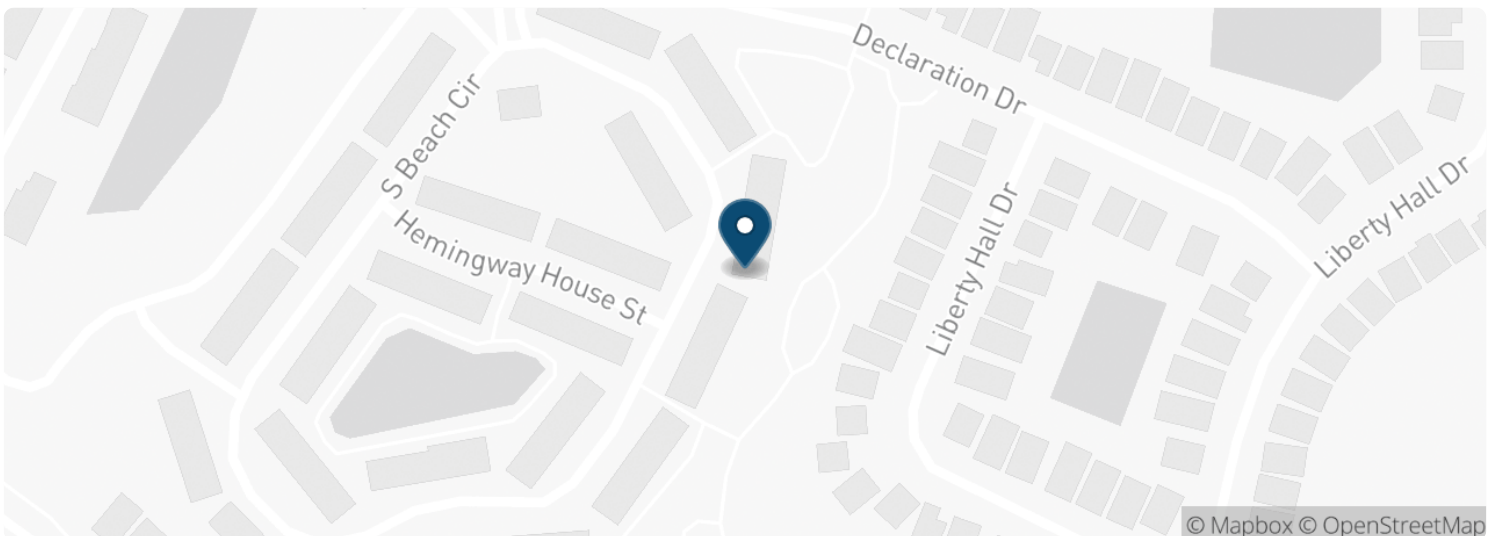
Price per sqft
\$183

Days on market
10 days

Listed
Sep 28, 2026

HOA
\$295 Monthly

MLS #
S5158222



Property overview

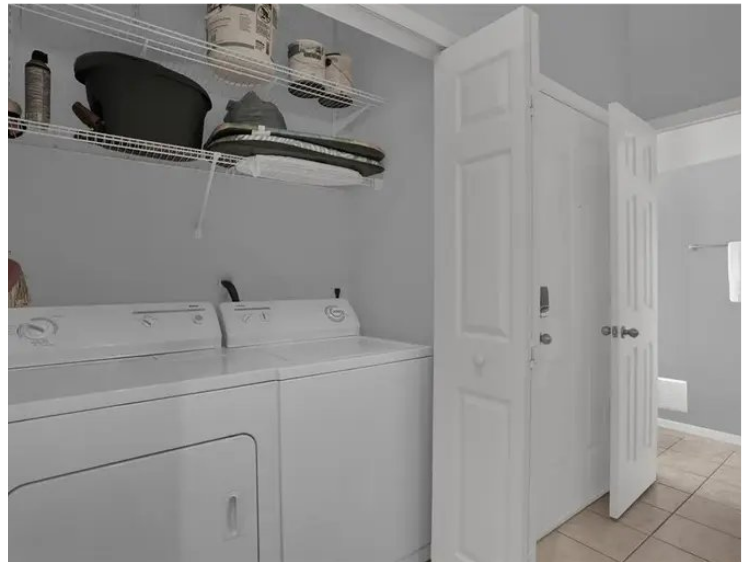
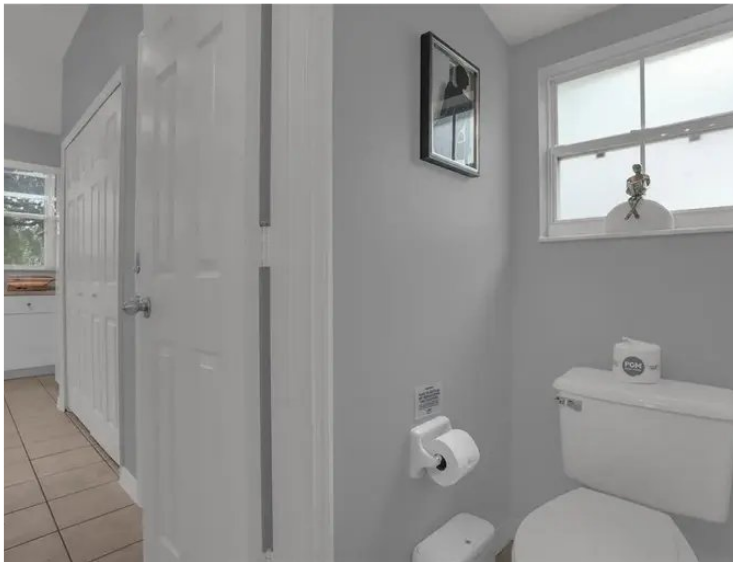
About this property

Turnkey 4-bedroom, 3.5-bath townhome in the gated Fiesta Key community, minutes from the theme parks and the US-192 dining and shopping corridor. 1,642 sq ft on two levels with an open kitchen and living layout, screened rear porch, and dual primary suites - one on each level, the upstairs suite with its own private balcony - plus two more bedrooms up. Block and stucco construction with a tile roof - and under the recorded Declaration the Association maintains roofs and exterior paint, covered by the \$295 monthly assessment along with grounds, community pool, fitness center, tennis courts, private roads and trash. Fee-simple ownership, not a condominium, so conventional, FHA and VA financing all apply. Flood Zone X. Community allows short-term rental subject to HOA board approval; buyer to confirm current rules with the management company. Vacant and easy to show. Offered fully furnished - furniture and furnishings convey by separate bill of sale - so the next owner can move in or open for rental without delay. Seller's Property Disclosure, Flood Disclosure and HOA Rider available.

Key features

LEVELS
Two
LOT
3,746 sqft
FACES
Southwest
PARKING
Common
OUTDOOR
Screened
COMMUNITY
Gated · Pool, Fitness Center, Tennis Court(s)
HOA COVERS
Maintenance Grounds, Trash, Maintenance Structure
PETS
Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Townhouse	Year built	2005
Attached property	Yes	Faces	Southwest
Rooms	3	Building stories	2
Living area	1,642 sqft	Total building area	1,948 sqft
Levels	Two	Bedrooms	4
Bathrooms	4	Full bathrooms	3
Half bathrooms	1	Cooling	Central Air
Heating	Central	Lot size	3,746 sqft
Construction materials	Block, Stucco	Roof	Tile

Accommodation & amenities

Appliances	Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Ceramic Tile
Laundry	Inside	Patio and porch	Screened

Parking & access

Parking features	Common	Road frontage	Private Road
Road surface	Paved, Asphalt	Security features	Gated Community

Community & HOA

Primary association	April - My HOA Solution	Primary association fee	\$295
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Tennis Court(s), Fitness Center, Gated, Pool
Association fee includes	Maintenance Grounds, Trash, Maintenance Structure	Community features	Pool, Fitness Center, Tennis Court(s)
Pets allowed	Yes		

Utilities & services

Utilities	Water Connected, Electricity Connected, Sewer Connected
-----------	---

Price & sale history

Date	Event	Price	Change
Sep 28, 2026	Listed for sale MLS #S5158222	\$299,900	—
Sep 5, 2024	Sold MLS #O6206158	\$310,000	—
Jun 28, 2024	Price reduced MLS #O6206158	\$320,000	-1.5% -\$5,000
May 23, 2024	Listed for sale MLS #O6206158	\$325,000	—
Oct 29, 2021	Sold MLS #O5976154	\$235,000	—
Oct 15, 2021	Listed for sale MLS #O5976154	\$215,000	—
Jun 7, 2013	Sold MLS #O5154411	\$116,000	—
Apr 16, 2013	Listed for sale MLS #O5154411	\$129,500	—

History may be incomplete.

Stellar MLS / IDX



The data relating to real estate displayed on this sell sheet comes in part from the Internet Data Exchange (IDX) Program of Stellar MLS. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings may be subject to prior sale or removal from sale; availability should always be independently verified. Listing information is provided for consumers' personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

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