



3048 Boating Boulevard

\$449,990

Single Family Residence · Kissimmee, FL 34746

4

beds

3

baths

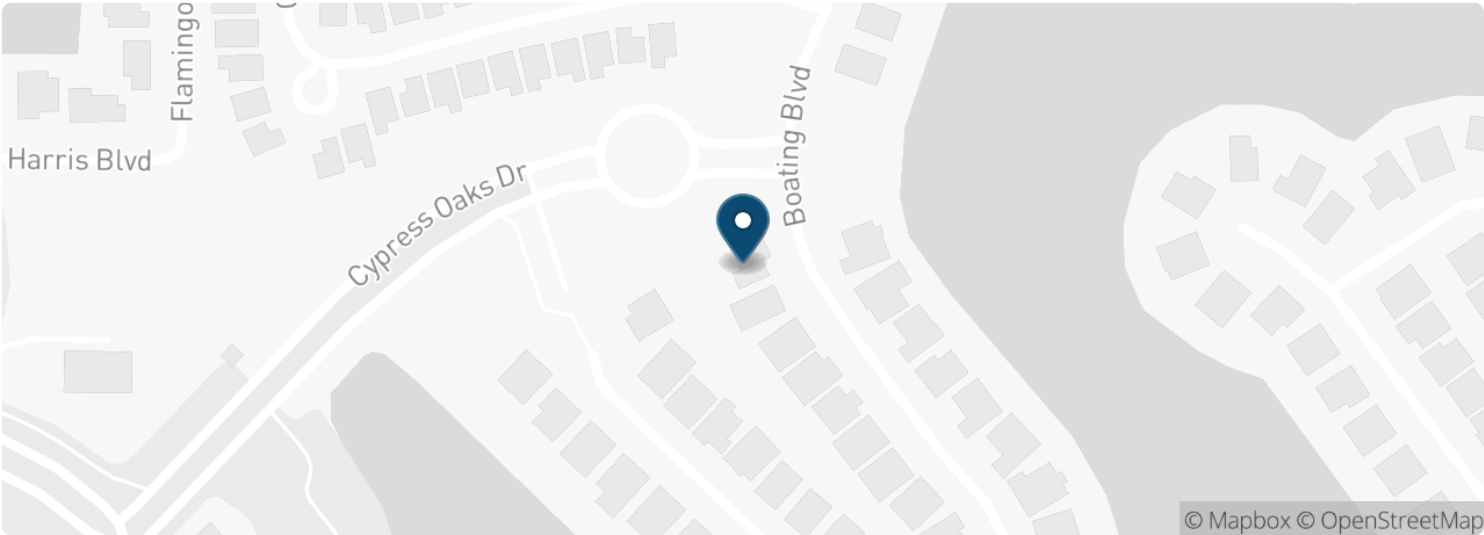
2,599

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2013	\$173	6 days	Oct 2, 2026	\$450 Annually	S5158699



Property overview

About this property

LOCATION, LOCATION, LOCATION! Bright and move-in ready 4-bedroom, 2.5-bath home in the highly sought-after Shingle Creek Reserve at The Oaks, with only one side neighbor and low HOA fees. Built in 2013 and meticulously maintained by its original owner (never rented), this home offers soaring ceilings, an open-concept layout, abundant natural light and NO CARPET throughout. KEY FEATURES: Main-floor primary suite, completely separated from the upstairs bedrooms. Main-floor flex room, ideal for a home office or reading area, PLUS a huge upstairs loft for recreation. Granite countertops in the kitchen and all bathrooms. A/C replaced in 2022. Screened lanai and spacious backyard. 2-car garage with two individual doors for independent vehicle access. Furnishings negotiable and available separately for a hassle-free transition. LAKE LIFESTYLE: Just cross the street to enjoy peaceful lake views! Community amenities include nature trails, green space, playground, basketball and tennis courts, picnic area and a boat ramp with access to Lake Toho. Minutes from Kissimmee dining, shopping and major highways. Schedule your private tour today!

Key features

LEVELS

Two

LOT

9,017 sqft

FACES

East

PARKING

Driveway

OUTDOOR

Screened, Rear Porch, Covered

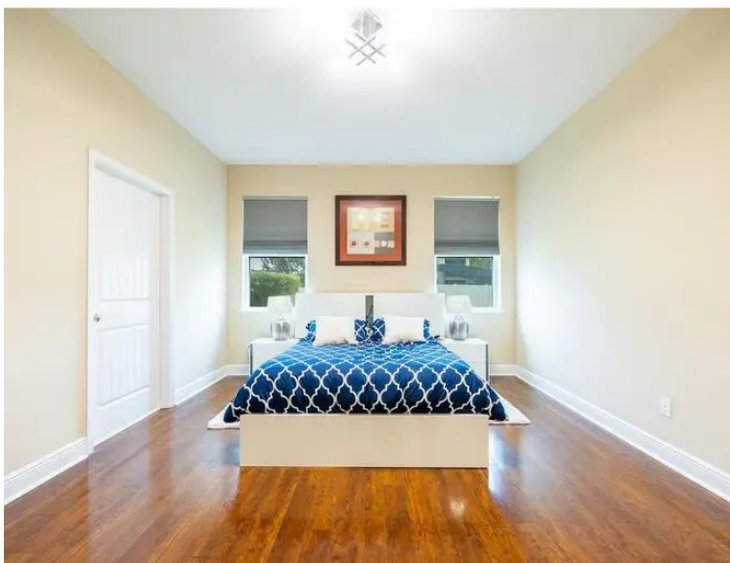
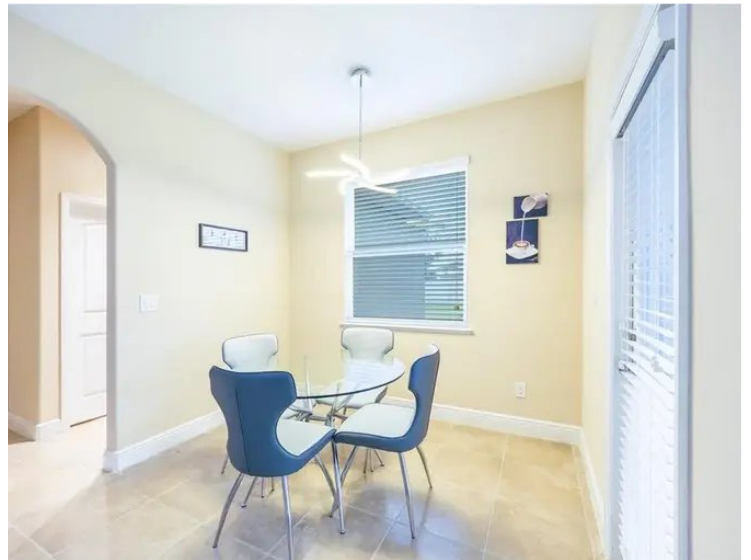
COMMUNITY

Playground, Park, Tennis Court(s),
Recreation Facilities, Trail(s)

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2013
Faces	East	Rooms	10
Building stories	2	Living area	2,599 sqft
Total building area	3,182 sqft	Architectural style	Traditional
Levels	Two	Bedrooms	4
Bathrooms	3	Full bathrooms	2
Half bathrooms	1	Cooling	Central Air
Heating	Electric	Lot size	9,017 sqft
Construction materials	Block, Stucco	Lot features	Landscaped
Roof	Shingle		

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Laminate, Ceramic Tile
Laundry	Inside	Exterior features	Lighting
Patio and porch	Screened, Rear Porch, Covered		

Parking & access

Open parking	Yes	Garage	Yes
Attached garage	Yes	Parking features	Garage Door Opener, Driveway
Road surface	Paved, Asphalt	Security features	Smoke Detector(s)

Community & HOA

Primary association	DON ASHER/ Isaac Berman	Primary association fee	\$182
Primary fee frequency	Annually	Secondary association	The Oaks Master Property Home Owners
Secondary association fee	\$268	Secondary fee frequency	Annually
Land lease	No	Senior community	No
Association amenities	Park, Recreation Facilities, Tennis Court(s), Playground, Trail(s), Basketball Court	Community features	Playground, Park, Tennis Court(s), Sidewalks
Pets allowed	Yes		

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected
-----------	---

Price & sale history

Date	Event	Price	Change
Oct 2, 2026	Listed for sale MLS #S5158699	\$449,990	—
Mar 28, 2013	Sold MLS #O5131959	\$232,157	—
Feb 28, 2013	Price reduced MLS #O5131959	\$232,157	-0.3% -\$605
Nov 28, 2012	Listed for sale MLS #O5131959	\$232,762	—

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