



1604 Columbia Arms Circle Unit 216

\$226,000

Condominium · Kissimmee, FL 34741

3
beds

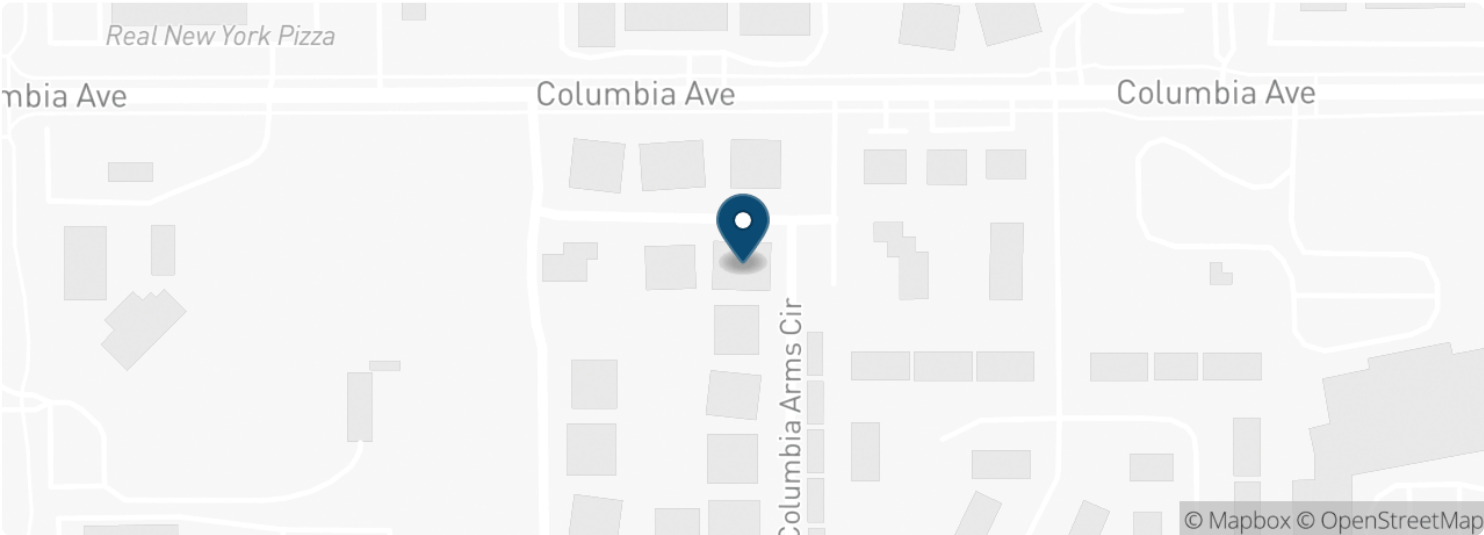
2
baths

1,269
sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
1994	\$178	6 days	Oct 2, 2026	\$399 Monthly	S5158735



Property overview

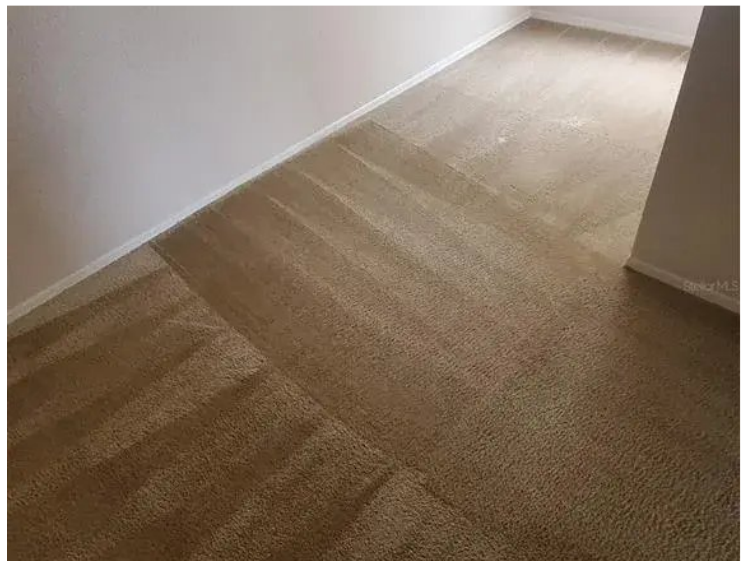
About this property

Enjoy peaceful lake views from this spacious 3-bedroom, 2-bathroom condo located on the second floor of a gated community. The unit features brand-new carpet throughout all living areas, creating a fresh and inviting atmosphere. The kitchen comes fully equipped with a refrigerator, range, range hood, dishwasher, garbage disposal, washer, and dryer, offering convenience and functionality from day one. In addition, this unit is privileged with an independent storage garage, perfect for extra storage or for generating additional income for the owner through rental. The community offers exceptional amenities, including a swimming pool, fitness center, playground, pickleball courts, basketball court, and an in-ground spa—ideal for those seeking an active and balanced lifestyle. Its location is unbeatable, close to schools, shopping centers, restaurants, gyms, daycares, pharmacies, hospitals, banks, and major commercial areas. There is an administrative fee payable to the association that the new owner must pay (\$750). The HOA fee includes sewer, trash, and pest control. The unit is currently occupied with a tenant. Owner is motivated.

Key features

LEVELS
One
LOT
436 sqft
FACES
West
PARKING
1-car garage, Assigned
VIEW
Water
COMMUNITY
Gated · Clubhouse, Pool, Playground, Fitness Center, Basketball Court
HOA COVERS
Maintenance Grounds, Trash, Maintenance Structure
PETS
Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	1994
Faces	West	Rooms	7
Building stories	1	Living area	1,269 sqft
Total building area	1,269 sqft	Levels	One
Bedrooms	3	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central	Lot size	436 sqft
Construction materials	Stucco	Roof	Shingle

Accommodation & amenities

Appliances	Disposal, Dryer, Gas Water Heater, Refrigerator, Range Hood, Range, Washer, Dishwasher	Flooring	Carpet, Linoleum
Laundry	Laundry Closet	Exterior features	Basketball Court, Playground, Tennis Court(s), Rain Gutters
Pool features	In Ground	Spa features	In Ground
View	Water		

Parking & access

Attached garage	Yes	Garage spaces	1
Covered spaces	1	Parking features	Assigned
Road surface	Asphalt		

Community & HOA

Primary association	Rosa Hernandez	Primary association fee	\$399
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Clubhouse, Playground, Fitness Center, Gated, Basketball Court
Association fee includes	Maintenance Grounds, Trash, Maintenance Structure	Community features	Clubhouse, Pool, Playground, Fitness Center
Pets allowed	Yes		

Utilities & services

Utilities	Electricity Connected
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Price & sale history

Date	Event	Price	Change
Oct 2, 2026	Listed for sale MLS #S5158735	\$226,000	—

History may be incomplete.

Stellar MLS / IDX



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