



3034 Boating Boulevard

\$567,000

Single Family Residence · Kissimmee, FL 34746

4
beds

3
baths

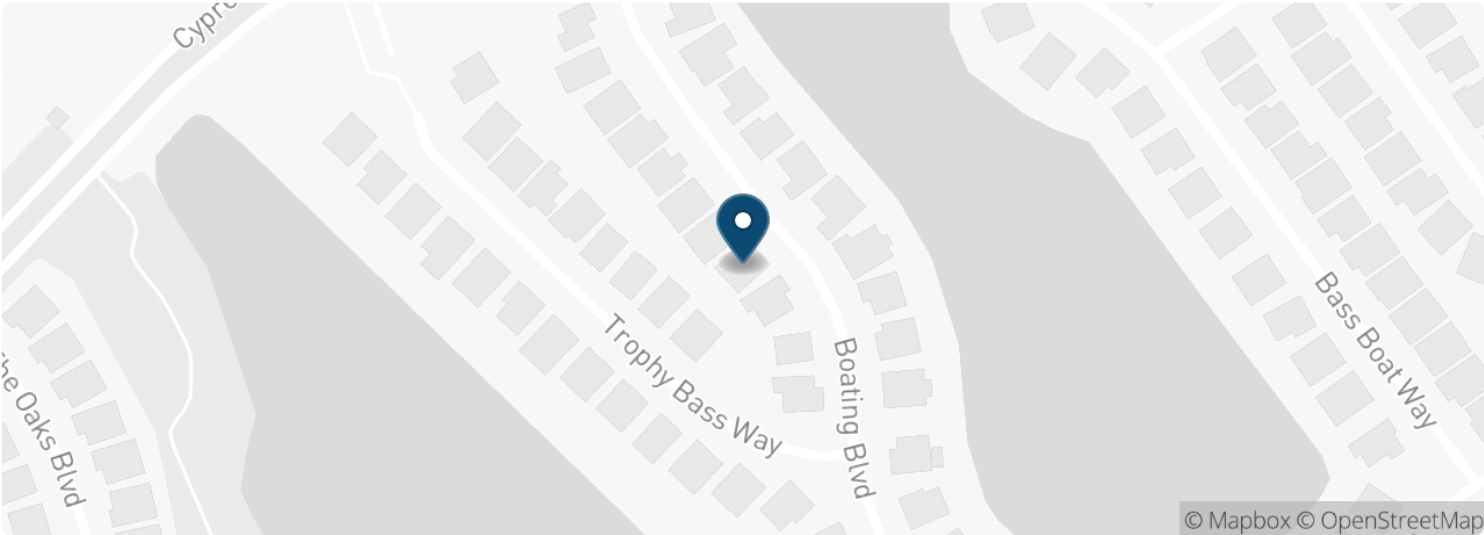
2,211
sqft

Private
pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2013	\$256	52 days	Aug 17, 2026	\$439 Annually	TB8539232



Property overview

About this property

This home offers so much more than what you can see in photos! From the moment you walk through the door, you'll know this home is something special. It features approximately \$100,000 in upgrades, including electric blinds, a saltwater pool, fully finished closets, upgraded ceiling fans, an audiovisual screen in the pool area, a home lighting and sound system, and much more. The home offers 4 bedrooms plus a private office, which can easily function as a fifth bedroom. It also features two living areas and 3 full bathrooms, including one with direct access to the pool area for added convenience. Beautiful backsplash details, thoughtful upgrades, and countless finishing touches can be found throughout the home. There is simply so much that can only be fully appreciated in person. Schedule your private showing today and experience it for yourself! Or, explore the 3D virtual tour and walk through the home from wherever you are.

Key features

LEVELS

One

LOT

6,882 sqft

FACES

North

PARKING

2-car garage, Driveway

OUTDOOR

Screened, Rear Porch, Enclosed, Covered

POOL

Screen Enclosure, In Ground, Salt Water, Heated · Spa In Ground, Heated

VIEW

Pool

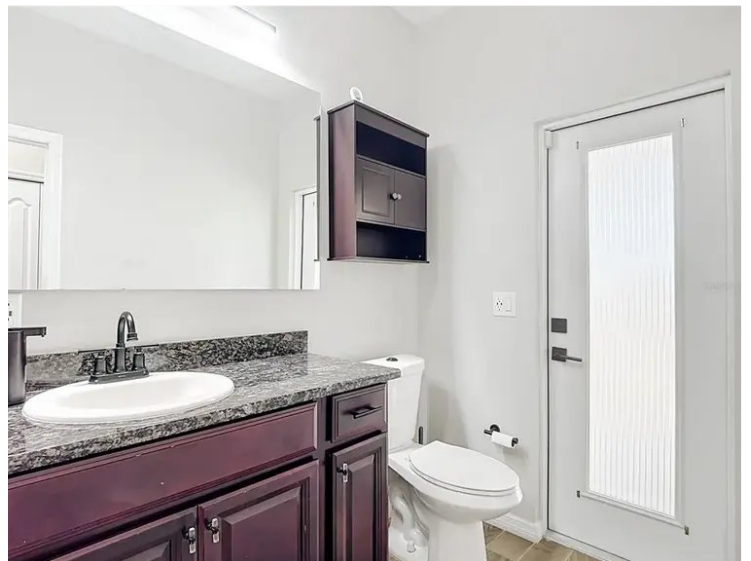
COMMUNITY

Clubhouse, Pool, Golf, Playground, Park

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2013
Faces	North	Rooms	9
Building stories	1	Living area	2,211 sqft
Total building area	2,927 sqft	Architectural style	Contemporary
Levels	One	Bedrooms	4
Bathrooms	3	Full bathrooms	3
Cooling	Central Air	Heating	Central, Heat Pump, Electric
Lot size	6,882 sqft	Construction materials	Block, Stucco
Fencing	Vinyl	Lot features	Near Golf Course, Near Public Transit, Landscaped
Roof	Shingle		

Accommodation & amenities			
Appliances	Disposal, Dryer, Cooktop, Convection Oven, Refrigerator, Range Hood, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Ceramic Tile	Laundry	Washer Hookup, Inside, Laundry Room, Electric Dryer Hookup
Exterior features	Lighting, Rain Gutters	Patio and porch	Screened, Rear Porch, Enclosed, Covered
Pool features	Screen Enclosure, In Ground, Tile, Salt Water, Heated	Spa features	In Ground, Heated
View	Pool	Window features	Window Treatments, Blinds, Double Pane Windows

Parking & access			
Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	Garage Door Opener, Driveway	Road surface	Paved, Asphalt
Security features	Fire Alarm, Smoke Detector(s), Security System Owned, Security System, Closed Circuit Camera(s)		

Community & HOA			
Primary association	Betty Nazario	Primary association fee	\$274
Primary fee frequency	Annually	Secondary association	Shingle creek Reserve at the Oaks
Secondary association fee	\$165	Secondary fee frequency	Annually
Land lease	No	Senior community	No
Association amenities	Clubhouse, Golf Course, Pool	Community features	Clubhouse, Pool, Golf, Playground, Park, Tennis Court(s), Sidewalks
Pets allowed	Yes		

Utilities & services

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

Price & sale history

Asking price reduced by \$58,000 (9.3%) since first listed.

Date	Event	Price	Change
Sep 15, 2026	Price reduced MLS #TB8539232	\$567,000	-9.3% -\$58,000
Aug 17, 2026	Listed for sale MLS #TB8539232	\$625,000	—
Mar 19, 2021	Sold MLS #O5900106	\$414,400	—
Jan 12, 2021	Price reduced MLS #O5900106	\$414,400	-1.3% -\$5,500
Oct 27, 2020	Listed for sale MLS #O5900106	\$419,900	—

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 8:01 AM EDT