

4613 Formby Court, Kissimmee, FL 34746

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**6 Beds | 3 Baths | 2317 Sqft**  
**525,000**

This stunning 2 story, single-family Kissimmee FL, is located in the desirable Lake Berkley Resort, a gated community. The large property features 6 bedrooms, 3 full bathrooms, 2-car garage, and an in ground pool. This property is ideal for anyone looking for plenty of living space. This property has been equipped and running as a rental property with future short term bookings in place. A key feature is the distance to the parks- less 15 miles to all Disney Parks and Universal Studios. The Seller has made all the updates and is move-in ready, or to use as an investment. Updates include all NEW kitchen appliances, FRESH painted exterior, NEW flooring throughout the property, Refinished pool, Freshly painted pool deck and lanai, New pool pump and heater (with remote access- no paying a PM to turn heat on or off), includes Wi-Fi enabled remote access to front door and HVAC system, freshly painted game room located in garage, with an ADDED utility room in garage. Washer and dryer replaced in 2022, and roof replaced in 2019. The first floor of the home features a comfortable family room, eat-in kitchen, master bedroom and en suite, two additional bedrooms, full bath and laundry room. Through the sliding glass door of the kitchen or living room is the screened in pool and lanai, perfect for entertaining guests or relaxing in the sun. Three bedrooms and a full bath with tub are located on the second floor. All bedrooms feature ample closet space. The primary bedroom features a large walk-in closet, locked owners closet, and an en-suite bathroom with dual sinks, a soaking tub, and a separate shower. Residents of Lake Berkley Resort enjoy access to a

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