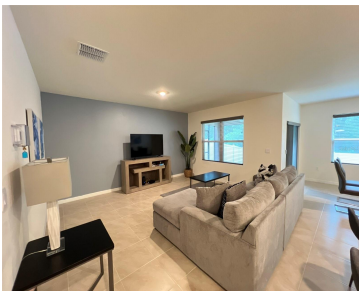


1056 BROOKLET DRIVE DAVENPORT FL 33837

https://candiscarmichael.com



Welcome to 1056 Brooklet Drive, a beautifully maintained single-family home in the desirable Cascades community of Davenport. This spacious residence offers 3 bedrooms and 2 bathrooms with an open-concept layout perfect for modern living. The gourmet kitchen features stainless steel appliances, granite countertops, and a large island that flows seamlessly into the living and dining [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1725 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5135453



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5135453>

---

## Basics

<b>Bathrooms Full:</b> 2	<b>Date added:</b> Added 6 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Floors:</b> 1 floor
<b>Area, sq ft:</b> 1725 sq ft	<b>Lot size, sq ft:</b> 6072 sq ft
<b>Year built:</b> 2023	<b>SubdivisionName:</b> LAKE CHARLES RESIDENCE PH 2
<b>ListOfficeName:</b> EXP REALTY LLC	<b>GarageSpaces:</b> 2
<b>ListAOR:</b> mfrmls	

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## Location Details

<b>Township:</b> 26	<b>Road Surface Type:</b> Asphalt
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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** Cable Available, Public

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** LAKE CHARLES RESIDENCE PH 2

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 27-26-31-709006-004940

**Direction Faces:** East

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 148

**Community Features:** Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2453

**Tax Lot:** 494

**Tax Annual Amount:** \$8,097

**Tax Legal Description:** LAKE CHARLES RESORT PHASE 2 PB 189 PG 4-8 LOT 494

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## Rooms



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Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

**Utilities:** Cable Available, Public

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:**  
Tenant

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent



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