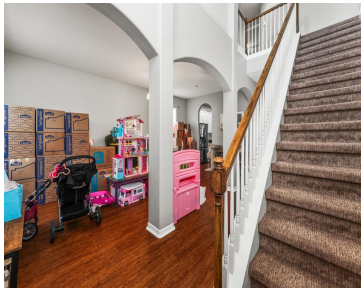


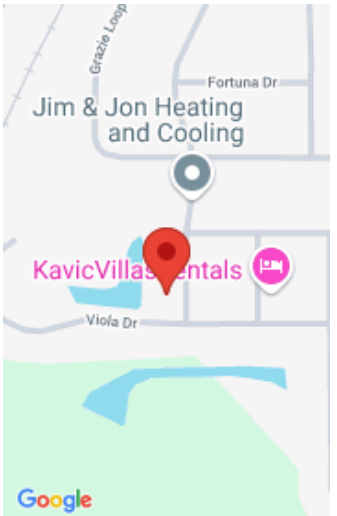
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https://candiscarmichael.com



Home has a 2.75% assumable mortgage through ROAM. Discover your dream home in the heart of the Aviana resort community, just minutes from Disney World, Disney Springs, and world-class golfing at Providence and Champions Gate. This stunning Spanish-style residence boasts high-end finishes that will impress even the most discerning buyers. The home features waterproof luxury [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3083 sq ft



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Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6233683

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6233683>

Basics

Bathrooms Full: 4

Date added: Added 6 hours ago

Type: Residential

Bathrooms: 5 baths

Floors: 2 floors

Lot size, sq ft: 6050 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 3083 sq ft

Year built: 2008

SubdivisionName: AVIANA PH 01

GarageSpaces: 2

Location Details

Township: 26

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Pool Private YN: Yes

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors, Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered

Security Features: Gated Community, Security Gate

View: Water

Sewer: Public Sewer

Heating: Electric

Appliances: Disposal, Microwave, Range, Range Hood, Refrigerator

Laundry Features: Electric Dryer Hookup, Inside, Washer Hookup

Pool Features: Child Safety Fence, Heated, In Ground, Screen Enclosure

Spa Features: In Ground

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions

Roof: Tile

Utilities: BB/HS Internet Available, Cable Connected, Electricity Available, Natural Gas Available, Natural Gas Connected, Phone Available, Propane, Public, Sewer Available, Solar, Sprinkler Meter, Street Lights, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: AVIANA PH 01

Levels: Two

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 27-26-13-704002-000360

Direction Faces: East

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub

Association Fee: 900

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds

Community Features: Clubhouse, Deed Restrictions, Gated Community - Guard, Park, Playground, Pool, Racquetball, Tennis Courts

Fees&Taxes

Tax Year: 2023

Tax Legal Description: AVIANA PHASE 1 PB 133 PGS 42-47 LOT 36

Tax Annual Amount: \$5,379

Tax Lot: 36

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x21	First	21	12
Primary Bedroom 2	12x21	Second	21	12
Bathroom 3	12x14	Second	14	12
Bathroom 4	12x12	Second	12	12
Bathroom 5	12x12	Second	12	12
Dining Room	10x14	First	14	10
Family Room	16x16	First	16	16
Kitchen	10x13	First	13	10
Living Room	10x14	First	14	10
Dinette	10x11	First	11	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

CommunityFeatures: Clubhouse, Deed Restrictions, Gated Community - Guard, Park, Playground, Pool, Racquetball, Tennis Courts

PoolFeatures: Child Safety Fence, Heated, In Ground, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Security Gate

ExteriorFeatures: French Doors, Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered

Utilities: BB/HS Internet Available, Cable Connected, Electricity Available, Natural Gas Available, Natural Gas Connected, Phone Available, Propane, Public, Sewer Available, Solar, Sprinkler Meter, Street Lights, Water Available

Amenities: Disposal, Microwave, Range, Range Hood, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple **Disclosures:** Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** Appointment Only, Call Before Showing, Call Listing Agent, Gate Code Required, Lock Box Electronic, See Remarks, ShowingTime



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