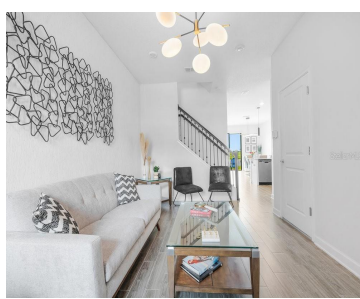
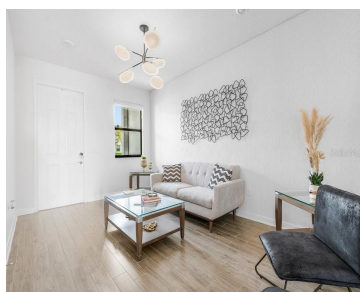


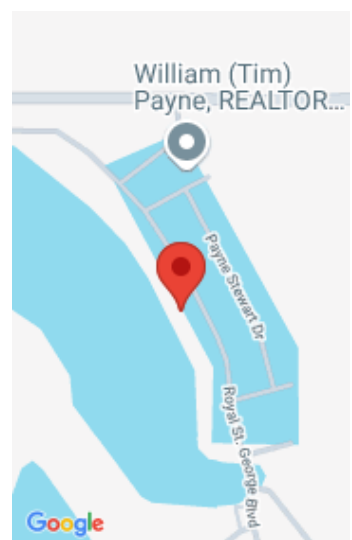
1300 ROYAL ST GEORGE BOULEVARD DAVENPORT FL 33896

<https://candiscarmichael.com>



This elegant and spacious townhouse offers three sizable bedrooms and two and a half bathrooms. The beautifully designed kitchen seamlessly connects to the expansive great room and dining area, making it perfect for gatherings. A charming lanai provides a peaceful retreat with scenic views of the community. Welcome to The Trails at the Vistas, ChampionsGate's [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1828 sq ft



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THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6227876

Description

Virtual Tour: <https://my.matterport.com/show/?m=3bRoPpjHo5T&mls=1>

Basics

Bathrooms Full: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 1828 sq ft

Year built: 2017

SubdivisionName: CHAMPIONSGATE VISTAS 22 TH

GarageSpaces: 1

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 2178 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 25

Elementary School: Westside K-8

High School: Poinciana High School

Road Surface Type: Asphalt

Middle Or Junior School: West Side

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Front Porch, Rear Porch

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Roof: Tile

Window Features: Blinds

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Street Lights

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Paved, Private

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator

Laundry Features: Inside

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Irrigation System, Lighting

Security Features: Gated Community, Security System Owned, Smoke Detector(s)

Architectural Style: Mediterranean

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CHAMPIONSGATE VISTAS 22 TH

Levels: Two

Direction Faces: East

Builder Model: Pampus C1

Construction Materials: Block

Property Condition: Completed

Parcel Number: 32-25-27-5630-0001-1850

Property Attached YN: Yes

Builder Name: Lennar Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information



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Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities: Fitness Center, Gated, Maintenance, Recreation Facilities, Spa/Hot Tub

Association Fee: 503

Association Fee Includes: Cable TV, Pool, Electricity, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Recreational Facilities, Trash

Community Features: Deed Restrictions, Fitness Center, Golf, Irrigation-Reclaimed Water, Pool

Fees&Taxes

Tax Year: 2023

Tax Other Annual Assessment Amount: 305

Tax Lot: 185

Tax Annual Amount: \$3,487

Tax Legal Description: VISTAS AT CHAMPIONSGATE PH 1B & 2 PB 25 PGS 7-14 LOT 185

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	11x12	Second	12	11
Bedroom 3	10x13	Second	13	10
Dining Room	11x17	First	17	11
Great Room	21x15	First	15	21
Kitchen	9x12	First	12	9
Primary Bathroom		First		
Primary Bedroom	14x15	Second	15	14
Balcony/Porch/Lanai	10x3	First	3	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Street Lights

Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Fitness Center, Golf, Irrigation-Reclaimed Water, Pool

ExteriorFeatures: Irrigation System, Lighting

Features: Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Mediterranean

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure

Occupant Type: Owner **Showing Requirements:** Appointment Only, See Remarks, ShowingTime



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