

1401 WEXFORD WAY DAVENPORT FL 33896

<https://candiscarmichael.com>



Let's talk about why this property actually makes sense as an investment. While other Champions Gate homes sit on the market overpriced, this one's priced to move—and it's legitimately one of the best price-per-square-foot deals you'll find for this caliber of property in the area. 3,909 square feet, 6 bedrooms, 6 full bathrooms, with the [...]

- 6 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 3909 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8373509



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://youtu.be/fyqJ7bbFZxE>

Basics

Bathrooms Full: 6

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Lot size, sq ft: 10890 sq ft

SubdivisionName: STONEYBROOK SOUTH PH 1 **ListOfficeName:** CHARLES RUTENBERG REALTY INC

GarageSpaces: 2

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 6 baths

Area, sq ft: 3909 sq ft

Year built: 2013

ListAOR: mfrmls

Location Details

Township: 25

Elementary School: Westside K-8 **Middle Or Junior School:** Discovery Intermediate

High School: Poinciana High School

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets

Flooring: Carpet, Tile

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Roof: Tile

Utilities: Cable Available, Electricity Available, Sewer Available, Water Available

Sewer: Public Sewer

Heating: Electric

Appliances: Dishwasher, Disposal, Dryer, Freezer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

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

Attached Garage YN: Yes

Carport YN: Yes

Exterior Features: Hurricane Shutters

Security Features: Gated Community

Water Source: None

Cooling: Central Air

Property Details

Subdivision Name: STONEYBROOK SOUTH PH 1

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 31-25-27-5134-000H-0960

Direction Faces: West

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee: 486

Association Fee Frequency: Annually

Fees&Taxes



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Tax Year: 2023

**Tax Other Annual Assessment
Amount:** 2092

Tax Lot: 96

Tax Annual Amount: \$10,080

Tax Legal Description: STONEYBROOK SOUTH PH 1
PB 22 PG 58-66 BLK H LOT 96

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	20x13	Second	13	20
Primary Bathroom	14x12	Second	12	14
Bedroom 1	12x15	First	15	12
Bedroom 2	11x12	Second	12	11
Bedroom 3	11x11	Second	11	11
Bedroom 4	11x14	Second	14	11
Bedroom 5	11x11	Second	11	11
Bathroom 2	6x11	Second	11	6
Bathroom 3	8x5	Second	5	8
Bathroom 4	9x12	Second	12	9
Bathroom 5	9x5	Second	5	9
Kitchen	13x16	First	16	13
Family Room	21x18	First	18	21
Dining Room	16x10	First	10	16
Living Room	15x12	First	12	15



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Gated Community

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

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters

Utilities: Cable Available, Electricity Available, Sewer Available, Water Available

Amenities: Dishwasher, Disposal, Dryer, Freezer, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: ShowingTime



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