

1450 ROLLING FAIRWAY DRIVE DAVENPORT FL 33896  
https://candiscarmichael.com



Prepare Yourself for Your Next Producing Investment Home. This exceptional Maui model home ideally located in the world-renowned, gated resort community of ChampionsGate. This fully furnished 8 Bed, 5 Bath Beauty offers an incredible opportunity for families, vacationers, or investors looking for a proven performing short-term rental in one of Central Florida’s most recognized resort destinations. [...]

- 9 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3909 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC  
**Status:** Active

**Office ID:** MFR805521714  
**MLS ID:** MFRA4651775



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=PbPypHm18jH>

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## Basics

**Bathrooms Full:** 5

**Category:** Single Family Residence

**Bedrooms:** 9 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3909 sq ft

**Year built:** 2015

**SubdivisionName:** STONEYBROOK SOUTH PH G-1

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6970 sq ft

**View:** Garden, Pool

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Elementary School:** Westside K-8

**High School:** Poinciana High School

**Road Surface Type:** Asphalt

**Middle Or Junior School:** West Side

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## Property Features



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**Interior Features:** Ceiling Fans(s), Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Luxury Vinyl, Tile

**Patio And Porch Features:** Covered, Deck, Patio, Screened

**Pool Features:** Heated, In Ground, Lighting, Outside Bath Access, Screen Enclosure, Tile

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sliding Doors

**Security Features:** Gated Community, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

**Water Source:** Public

**Cooling:** Central Air, Mini-Split Unit(s), Zoned

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Closet, Laundry Room, Upper Level, Washer Hookup

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Converted Garage, Driveway, Guest, Off Street

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number Limit

**Roof:** Tile

**Window Features:** Blinds, Window Treatments

**View:** Garden, Pool

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Corner Lot

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## Property Details

**Subdivision Name:** STONEYBROOK SOUTH PH G-1

**Levels:** Two

**Builder Name:** Lennar

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 31-25-27-5124-0001-1320

**Direction Faces:** South

**Builder Model:** MAUI

**Construction Materials:** Block, Stucco

**Property Condition:** Completed



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# Association Information

<b>Association YN:</b> Yes	<b>Association Fee:</b> 563
<b>Association Fee Frequency:</b> Monthly	<b>Association Fee Includes:</b> Guard - 24 Hour, Internet, Pest Control, Pool, Recreational Facilities, Security, Trash
<b>Association Amenities:</b> Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Park, Playground, Pool, Recreation Facilities, Security	<b>Community Features:</b> Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Street Lights

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# Fees&Taxes

<b>Tax Year:</b> 2024	<b>Tax Annual Amount:</b> \$11,791
<b>Tax Other Annual Assessment Amount:</b> 2092	<b>Tax Legal Description:</b> STONEYBROOK SOUTH PH G-1 PB 23 PG 45-49 LOT 132
<b>Tax Lot:</b> 132	

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# Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11.6x14	First	14	11.6
Living Room	13.11x19.6	First	19.6	13.11
Dining Room	11.11x16.11	First	16.11	11.11
Primary Bedroom	12.4x15.8	First	15.8	12.4
Primary Bathroom	12.4x12	First	12	12.4
Primary Bedroom 2	11.2x13.6	First	13.6	11.2
Loft	15.2x16.1	Second	16.1	15.2
Bedroom 3	11.6x12.2	Second	12.2	11.6
Bedroom 4	12x12.4	Second	12.4	12
Bedroom 5	12x12.1	Second	12.1	12
Additional Bedroom	12.4x12	Second	12	12.4
Additional Bedroom	12.6x12.6	Second	12.6	12.6
Additional Bedroom	12.6x11.6	Second	11.6	12.6
Game Room	20.8x12.8	First	12.8	20.8
Media Room	20x12.8	Second	12.8	20



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Mini-Split Unit(s), Zoned

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds, Window Treatments

**PoolFeatures:** Heated, In Ground, Lighting, Outside Bath Access, Screen Enclosure, Tile

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Converted Garage, Driveway, Guest, Off-street

**Heating:** Central, Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, See Remarks, ShowingTime



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