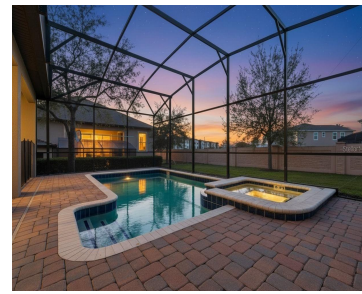


# 1491 ROLLING FAIRWAY DRIVE DAVENPORT FL 33896

<https://candiscarmichael.com>



\$695,000



PRICE IMPROVEMENT! Welcome to 1491 Rolling Fairway Drive, a show-stopping 8-bedroom, 5-bath luxury retreat located in the highly sought-after Retreat at ChampionsGate—one of Central Florida's premier short-term rental communities just minutes from Walt Disney World Resort and world-class attractions. Built in 2015 and offering nearly 4,000 square feet of living space, this fully renovated, contemporary [...]

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



## Courtesy of

**Listing Office:** LPT REALTY, LLC.

**Status:** Active

**Office ID:** MFR260033918

**MLS ID:** MFRTB8470717



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8470717>

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## Basics

**Bathrooms Full:** 5

**Category:** Single Family Residence

**Bedrooms:** 8 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 2 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6098 sq ft

**View:** Pool

**ListOfficeName:** LPT REALTY, LLC.

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor

**Flooring:** Carpet, Ceramic Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Converted Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**View:** Pool

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Pool Features:** Heated, In Ground

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** STONEYBROOK SOUTH PH G-1 **Parcel Number:** 31-25-27-5124-0001-0330

**Levels:** Two

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information

**Association YN:** Yes

**Association Fee:** 503.29

**Association Fee Frequency:** Monthly

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

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2092

**Tax Lot:** 33

**Tax Annual Amount:** \$10,404

**Tax Legal Description:** STONEYBROOK SOUTH PH  
G-1 PB 23 PG 45-49 LOT 33

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x18	First	18	12
Primary Bathroom	12x12	First	12	12
Kitchen	11x14	First	14	11
Dining Room	7.5x18	First	18	7.5
Living Room	18.5x20.5	First	20.5	18.5
Loft	15.5x17	Second	17	15.5
Media Room	20x13	Second	13	20

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Lighting, Private Mailbox, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Tennis Court(s)

**PoolFeatures:** Heated, In Ground

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Converted Garage

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Vacant



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