

# 157 ACES HIGH LANE DAVENPORT FL 33896

<https://candiscarmichael.com>



Upgrades! Upgrades! Upgrades! No expense spared in this turn-key and move in ready house sitting on a premium lot with a conservation view! This house is in the residential only neighborhood Champions Pointe, a masterplan resort community in the city of Champions Gate, a premier recreation and entertainment destination close to Disney World. This spacious [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3291 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5144769



### Call us now

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/S5144769>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3291 sq ft

**Year built:** 2023

**SubdivisionName:** TRACT X

**GarageSpaces:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5663 sq ft

**View:** Golf Course, Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

**Elementary School:** Four Corner Elem

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## Property Features



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**Interior Features:** Kitchen/Family Room Combo, Smart Home, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

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

**Fireplace Features:** Electric, Living Room

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Window Features:** Blinds, Drapes

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Public, Sprinkler Recycled, Water Connected

**View:** Golf Course, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Conservation Area, Near Golf Course, Sidewalk, Paved

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

**Laundry Features:** Inside, Upper Level

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Smoke Detector(s)

**Architectural Style:** Contemporary

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** TRACT X

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 30-25-27-3524-0001-0080

**Direction Faces:** West

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 234

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$8,919

**Tax Other Annual Assessment Amount:**  
2089

**Tax Legal Description:** TRACT X PB 32 PGS  
67-70 LOT 8

**Tax Lot:** 8

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## Rooms



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Room type	Level
Primary Bedroom	Second
Kitchen	First
Primary Bathroom	Second
Living Room	First
Dining Room	First
Bedroom 2	First
Bedroom 3	Second
Bedroom 4	Second
Bedroom 5	Second
Bathroom 1	First
Bathroom 2	Second
Office	First
Media Room	Second
Balcony/Porch/Lanai	First



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors

**Features:** Electric, Kitchen/Family Room Combo, Living Room, Smart Home, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Blinds, Drapes

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Public, Sprinkler Recycled, Water Connected

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

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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock Box, ShowingTime



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