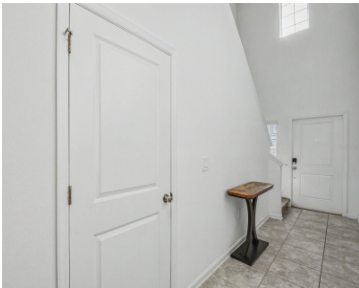


1906 NIAGRA DRIVE DAVENPORT FL 33837

https://candiscarmichael.com



Like-new 2 yr old home in the desirable Cascades community! Lovingly cared for by its original owner, this spacious home offers modern design, smart home technology, and plenty of room for everyone. The open-concept first floor features a stylish kitchen with a large island, abundant cabinet and counter space, and seamless views of the living [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1907 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRL4962872



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Description

Virtual Tour: <https://my.matterport.com/show/?m=E12VqiVzz5H>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 4395 sq ft

SubdivisionName: CASCADES PH 1A & 1B

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 1907 sq ft

Year built: 2024

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 26

Road Responsibility: Public Maintained Road

Middle Or Junior School: Boone Middle

Road Surface Type: Asphalt

Elementary School: Horizons Elementary

High School: Ridge Community Senior High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting

Window Features: Blinds, Double Pane Windows, Insulated Windows

Water Source: Public

Cooling: Central Air

Furnished: Partially

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

Laundry Features: Inside, Laundry Room, Upper Level

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Yes

Roof: Shingle

Utilities: Public

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: CASCADES PH 1A & 1B

Parcel Number: 27-26-31-709007-039170

Levels: Two

Direction Faces: East

Builder Name: Lennar

Foundation Details: Block

Construction Materials: Block

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

Association Information

Association YN: Yes

Association Fee: 165.53

Association Fee Frequency: Quarterly

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Dog Park, Playground, Pool, Sidewalks

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 2366

Tax Lot: 17

Tax Annual Amount: \$5,302

Tax Legal Description: CASCADES PHASES 1A AND 1B PB 193 PG 37-52 BLK 39 LOT 17

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	14x10	First	10	14
Dining Room	14x10	First	10	14
Living Room	14.6x18	First	18	14.6
Primary Bedroom	14x12	Second	12	14
Bedroom 2	11x10	Second	10	11
Bedroom 3	10x11	Second	11	10
Bedroom 4	10x10	Second	10	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Dog Park, Playground, Pool, Sidewalks

ExteriorFeatures: Lighting

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Double Pane Windows, Insulated Windows

Utilities: Public

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: ShowingTime



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