

# 245 CAMBRIA AVENUE DAVENPORT FL 33897

<https://candiscarmichael.com>



Welcome to this spacious townhome located in the desirable Regal Palms Resort community! This property offers a thoughtful floor plan with a full bedroom and bathroom conveniently located on the first floor, perfect for guests or multi-generational living. Upstairs, you'll find additional bedrooms and comfortable living spaces designed for both relaxation and entertaining. Regal Palms [...]

- 4 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1492 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6346872

## Description



### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Virtual Tour:**

<https://www.zillow.com/view-imx/f2dfccce-824e-4434-bf73-c34a6a5b5b63?wl=true&setAttribution=mls&initialViewType=pano>

---

## Basics

**Bathrooms Full:** 3

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 1856 sq ft

**SubdivisionName:** REGAL PALMS AT HIGHLAND RESERVE **ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1492 sq ft

**Year built:** 2004

---

## Location Details

**Township:** 25

**Elementary School:** Citrus Ridge

**High School:** Davenport High School

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Daniel Jenkins Academy of Technology Middle

---

## Property Features

**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor

**Flooring:** Ceramic Tile

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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

**Laundry Features:** Laundry Room

**Exterior Features:** Other

**Security Features:** Gated Community

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



## Property Details

**Subdivision Name:** REGAL PALMS AT HIGHLAND RESERVE

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 26-25-14-999962-001230

**Direction Faces:** West

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 669.54

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Clubhouse, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** REGAL PALMS AT HIGHLAND RESERVE  
PB 122 PGS 5 & 6 LOT 123

**Tax Annual Amount:** \$3,425

**Tax Lot:** 123

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x10	First	10	12
Living Room	12x11.6	First	11.6	12
Dining Room	13x7.8	First	7.8	13
Kitchen	7.75x11.6	First	11.6	7.75
Bathroom 1	5x8.6	First	8.6	5
Bedroom 2	14x12	Second	12	14
Bathroom 2	5x4	Second	4	5
Bedroom 3	10x11	Second	11	10
Bathroom 3	6x4	Second	4	6
Bedroom 4	10x11	Second	11	10

## Amenities & Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

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

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

