

# 2620 MAGNOLIA AVENUE DAVENPORT FL 33837

<https://candiscarmichael.com>



\$439,990



Owner motivated — priced for a quick sale! (ask about the ASSUMABLE MORTGAGE 2.626 ) This beautifully maintained 5-bedroom, 3.5-bath move-in ready home is offered below neighborhood pricing, giving buyers the rare opportunity to purchase a property with equity from day one. The layout is ideal for modern and multigenerational living, featuring a first-floor private [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3106 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5145854



### Call us now

Phone: 727-888-3292

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



---

## Description

**Virtual Tour:** <https://youtu.be/aqNU9oPASvl>

---

## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5502 sq ft

**View:** Park/Greenbelt, Pool

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 3106 sq ft

**Year built:** 2022

**SubdivisionName:** FOREST LAKE PH I

**GarageSpaces:** 2

---

## Location Details

**Township:** 27

**Road Responsibility:** Public Maintained Road

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

**Road Surface Type:** Asphalt

**Elementary School:** Horizons Elementary

**High School:** Ridge Community Senior  
High

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

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

**Flooring:** Carpet, Laminate, Tile

**Patio And Porch Features:** Covered, Front Porch, Patio

**Attached Garage YN:** Yes

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

**Fencing:** Vinyl

**Window Features:** Drapes

**Utilities:** Public, Sprinkler Meter, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Water Purifier, Water Softener

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Roof:** Shingle

**Architectural Style:** Traditional

**View:** Park/Greenbelt, Pool

**Sewer:** Public Sewer

**Heating:** Electric

---

## Property Details

**Subdivision Name:** FOREST LAKE PH I

**Levels:** Two

**Builder Name:** Richmond America

**Foundation Details:** Slab

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

**Parcel Number:** 27-27-05-726014-001730

**Direction Faces:** North

**Builder Model:** Ammolite

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 131

**Association Fee Includes:**  
Fidelity Bond, Insurance,  
Management

**Community Features:** Clubhouse, Community Mailbox,  
Deed Restrictions, Park, Playground, Pool, Sidewalks, Street  
Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$9,240

**Tax Other Annual Assessment  
Amount:** 2523

**Tax Legal Description:** FOREST LAKE PHASE 1 PB  
183 PGS 17-21 LOT 173

**Tax Lot:** 173

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x18	Second	18	15
Primary Bathroom	12x10	Second	10	12
Bedroom 2	14x10	Second	10	14
Bedroom 3	12x11	Second	11	12
Bedroom 4	11x10	Second	10	11
Loft	13x11	Second	11	13
Bathroom 2	9x6	First	6	9
Bathroom 3	5x11	Second	11	5
Kitchen	15x10	First	10	15
Dinette	14x11	First	11	14
Bathroom 4	4x5	First	5	4
Great Room	17x14	First	14	17
Laundry	10x7	Second	7	10
Bedroom 5	12x11	First	11	12
Living Room	12x15	First	15	12



### Call us now

Phone: 727-888-3292

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



---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Park, Playground, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Sliding Doors

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Drapes

**Utilities:** Public, Sprinkler Meter, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Water Purifier, Water Softener

---

## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Call Before Showing, Combination Lock Box, Lock Box Coded, ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE