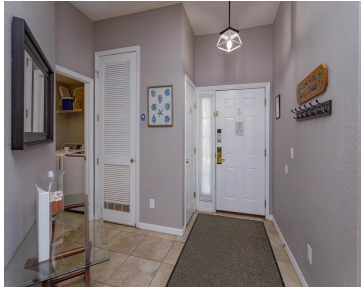


# 301 RUM RUN DAVENPORT FL 33837

<https://candiscarmichael.com>

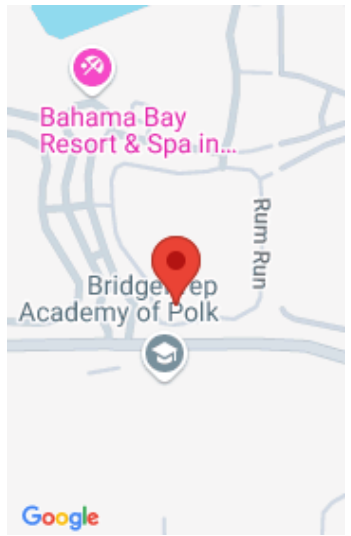


\$284,000



Discover luxury living at its finest in this exceptional ground-level condo at Bahama Bay Resort. Welcome to 301 Rum Run, an impressive Andros model villa offering 2 bedrooms, 2 bathrooms, and an expansive 1,394 square feet of refined living space. Perfectly situated within the enchanting Bahama Bay Resort, this gem presents an exclusive opportunity for [...]

- 2 beds
- 2 baths
- Residential
- Condo - Hotel
- Active
- 1307 sq ft



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



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## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5107222

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## Description

**Virtual Tour:** <https://imaginethatpics.com/301-Rum-Run/idx>

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## Basics

**Bathrooms Full:** 2

**Category:** Condo - Hotel

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1307 sq ft

**Year built:** 2005

**ListOfficeName:** EXP REALTY LLC

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 714 sq ft

**SubdivisionName:** BAHAMA BAY A CONDO

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

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

**Exterior Features:** Irrigation System, Lighting, Sliding Doors

**Window Features:** Rods, Shades, Window Treatments

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Street Lights, Water Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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

**Laundry Features:** Laundry Closet

**Pets Allowed:** Breed Restrictions, Number Limit

**Roof:** Shingle

**Architectural Style:** Florida, Key West

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Accessibility Features:** Accessible Approach with Ramp, Accessible Common Area

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## Property Details

**Subdivision Name:** BAHAMA BAY A CONDO

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, Special Funding

**Parcel Number:** 26-25-12-999967-351010

**Direction Faces:** Southwest

**Construction Materials:** Wood Siding

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee:** 635.77

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Security, Trash, Water

**Association Amenities:** Clubhouse, Gated, Maintenance, Park, Playground, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s)

**Community Features:** Gated Community - Guard, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Courts

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual  
Amount:** \$2,187

**Tax Legal Description:** BAHAMA BAY, A CONDOMINIUM CONDO BK 17 PGS 26 THRU 30 OR 6541 PGS 1619 THRU 1635 PHASE 35 UNIT 35101 & AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS PER CONDO DECLARATION

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## Rooms



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Room type	Level
Living Room	First
Primary Bedroom	First
Bathroom 1	First
Bedroom 1	First
Bathroom 2	First
Kitchen	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Gated Community - Guard, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Courts

**ExteriorFeatures:** Irrigation System, Lighting, Sliding Doors

**Features:** High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Rods, Shades, Window Treatments

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Street Lights, Water Available

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

## Building Details



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**ArchitecturalStyle:** Florida, Key West

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Wood Siding

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Vacant

**Showing Requirements:** 24 Hour Notice, Appointment Only, See Remarks, ShowingTime



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