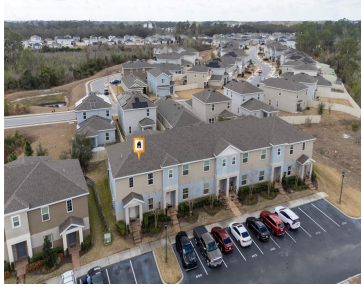


# 454 ANNABELLE WAY DAVENPORT FL 33837

<https://candiscarmichael.com>



\$310,000



Spacious corner-unit townhouse in the gated community of William's Preserve, just minutes from Champions Gate and I-4, offering privacy, functionality, and an unbeatable Central Florida location. This thoughtfully designed 4-bedroom, 3-bathroom floor plan features one bedroom and a full bathroom on the first floor ideal for guests, multigenerational living, or a home office while the [...]

- 4 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2014 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5144583



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5144583>

---

## Basics

**Bathrooms Full:** 3

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 2108 sq ft

**SubdivisionName:** WILLIAMS PRESERVE PH II-A

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2014 sq ft

**Year built:** 2022

**ListOfficeName:** EXP REALTY LLC

---

## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

---

## Property Features

**Interior Features:** Built-in Features, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets

**Flooring:** Carpet, Ceramic Tile

**Parking Features:** Guest, Open

**Exterior Features:** Balcony, Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Water Filtration System

**Laundry Features:** Inside

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Details

**Subdivision Name:** WILLIAMS PRESERVE PH II-A

**Levels:** Two

**Foundation Details:** Block

**Parcel Number:** 27-26-14-704141-003840

**Direction Faces:** Southeast

**Construction Materials:** Block, Concrete

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Dog Park, Gated Community - No Guard, Playground, Pool, Sidewalks

**Association Fee:** 357

**Association Fee Includes:**  
Sewer, Trash

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** WILLIAMS PRESERVE PHASE II-A PB  
167 PGS 37-41 LOT 384

**Tax Annual Amount:** \$3,892

**Tax Lot:** 384

---

## 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	14x15	Second	15	14
Bathroom 1		Second		
Living Room	15x13	First	13	15
Bedroom 2		Second		
Bathroom 2		Second		
Bedroom 3		Second		
Bedroom 4		First		
Kitchen		First		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Dog Park, Gated Community - No Guard, Playground, Pool, Sidewalks

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Water Filtration System

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sidewalk

**Features:** Built-in Features, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Parking:** Guest, Open

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment **Showing Requirements:** 24 Hour Notice, Appointment Only



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE