

# 594 PRESERVE POINT DAVENPORT FL 33837

<https://candiscarmichael.com>



Home with tenants in place until May 2025, Providing immediate rental income for investors. If buyer uses the services of seller preferred lender, there will be a 1perc. contribution towards the closing cost or prepaids. Flexible floor plan allows for the easy addition of a 4th bedroom. Spacious open-concept kitchen with modern finishes. Low HOA community [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2207 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5099518



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

<b>Bathrooms Full:</b> 2	<b>Bathrooms Half:</b> 1
<b>Date added:</b> Added 4 hours ago	<b>Category:</b> Single Family Residence
<b>Type:</b> Residential	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 3 baths	<b>Half baths:</b> 1 half bath
<b>Area, sq ft:</b> 2207 sq ft	<b>Lot size, sq ft:</b> 4800 sq ft
<b>Year built:</b> 2021	<b>SubdivisionName:</b> PRESERVATION POINTE PHASE 2A
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>GarageSpaces:</b> 2
<b>ListAOR:</b> mfrmls	

## Location Details

<b>Township:</b> 26	<b>Road Surface Type:</b> Asphalt
<b>Elementary School:</b> Loughman Oaks Elem	<b>High School:</b> Davenport High School

## Property Features

<b>Interior Features:</b> Living Room/Dining Room Combo, Walk-In Closet(s)	<b>Appliances:</b> Dishwasher, Washer
<b>Flooring:</b> Carpet, Ceramic Tile	<b>Laundry Features:</b> Inside
<b>Garage YN:</b> Yes	<b>Attached Garage YN:</b> Yes
<b>Garage Spaces:</b> 2	<b>Pets Allowed:</b> Cats OK, Dogs OK
<b>Exterior Features:</b> Other	<b>Roof:</b> Other
<b>Utilities:</b> Other	<b>Water Source:</b> Private
<b>Sewer:</b> None	<b>Cooling:</b> Central Air
<b>Heating:</b> Electric	

## Property Details



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**Subdivision Name:** PRESERVATION POINTE PHASE 2A

**Parcel Number:** 27-26-14-704146-001000

**Levels:** Two

**Direction Faces:** Northwest

**Foundation Details:** Other

**Construction Materials:** Other

**Listing Terms:** Cash, Conventional

## Association Information

**Association YN:** Yes

**Association Fee:** 45

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$4,607

**Tax Legal Description:** PRESERVATION POINTE PHASE 2A PB 181  
PG 18-20 LOT 100

## Rooms



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

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Other

**Features:** Living Room/Dining Room Combo, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Other

**Amenities:** Dishwasher, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Other

**Heating:** Electric

**Roof:** Other



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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Tenant

**Showing Requirements:** Appointment Only, Call Listing Agent



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