

609 FORTUNA DRIVE DAVENPORT FL 33837

<https://candiscarmichael.com>



Welcome to this stunning 5-bedroom, 4-bath home in the gated community of Reserve at Aviana in Davenport. Built in 2022, this spacious and energy-efficient residence offers the perfect blend of modern design and everyday comfort. From the moment you arrive, the brick-paved driveway and impressive 3-car tandem garage set the tone offering extended depth for [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3212 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6384784



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://www.zillow.com/view-imx/e4914be8-3549-460e-8799-fce5e8c7af8d?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3212 sq ft

Year built: 2022

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 5998 sq ft

SubdivisionName: RESERVE AT AVIANA

GarageSpaces: 3

Location Details

Township: 26

Road Surface Type: Asphalt

Elementary School: Loughman Oaks Elem **Middle Or Junior School:** Boone Middle

High School: Davenport High School

Property Features



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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Patio

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Lighting, Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Blinds, Insulated Windows, Low-Emissivity Windows

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener, Oversized

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Other

Security Features: Gated Community, Smoke Detector(s)

Utilities: Cable Connected, Electricity Connected, Public, Water Connected

Sewer: Public Sewer

Heating: Heat Pump

Lot Features: Sidewalk

Property Details

Subdivision Name: RESERVE AT AVIANA

Levels: Two

Builder Name: Park Square

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, USDA Loan, VA Loan

Parcel Number: 27-26-12-703510-001060

Direction Faces: South

Builder Model: Wellington

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee: 177.55

Association Fee Frequency:
Monthly

Association Fee Includes: Pool, Escrow Reserves Fund, Maintenance Grounds, Private Road, Recreational Facilities

Association Amenities: Basketball Court, Clubhouse, Fitness Center, Gated, Playground, Pool

Community Features: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,817

Tax Legal Description: RESERVE AT AVIANA PB 181 PG 32-33
LOT 106

Tax Lot: 106

Green Building Info

Green Energy Efficient: HVAC, Insulation, Thermostat, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	14x17	First	17	14
Kitchen	12x9	First	9	12
Office	13x11	First	11	13
Bedroom 1	12x14	First	14	12
Primary Bedroom	19x13	Second	13	19
Bedroom 2	12x13	Second	13	12
Bedroom 3	12x12	Second	12	12
Bedroom 4	13x13	Second	13	13

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Insulated Windows, Low-Emissivity Windows

Utilities: Cable Connected, Electricity Connected, Public, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Oversized

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Call Listing Agent, Combination Lock Box, Gate Code Required, ShowingTime



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