

# 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



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Phone: 727-888-3292

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



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## Description

### Virtual Tour:

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

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## 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 2 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5998 sq ft

**SubdivisionName:** RESERVE AT AVIANA

**GarageSpaces:** 3

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## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

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

**High School:** Davenport High School

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## 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

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## 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

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## 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

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## 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

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## Green Building Info

**Green Energy Efficient:** HVAC, Insulation, Thermostat, Windows

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## 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)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Oversized

**Heating:** Heat Pump

**Roof:** Shingle

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## 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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