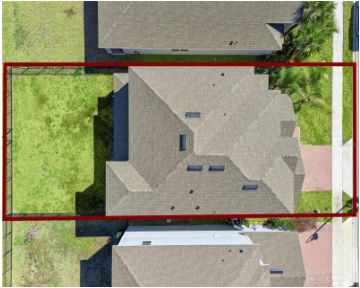


609 FORTUNA DRIVE DAVENPORT FL 33837

https://candiscarmichael.com



One or more photos have been virtually staged. This is your opportunity to own one of the newest and most spacious homes in Reserve at Aviana. Built in 2022, this beautifully maintained 5-bedroom, 4-bath home offers the modern layout, flexibility, and everyday comfort today’s buyers are looking for. A standout feature is the oversized 3-car [...]

- 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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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 2 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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