

612 RUM RUN DAVENPORT FL 33897

<https://candiscarmichael.com>



Welcome to this beautifully maintained 2-bedroom, 2-bath condominium located in a highly desirable guard-gated resort community, offering the perfect blend of comfort, convenience, and resort-style living. This inviting unit features a welcoming foyer with a convenient laundry area, including a new washer (2025). The open-concept floor plan is designed for both functionality and relaxation, with [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1173 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRS5138719



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5138719>

Basics

Unit Number: 612

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 3 floors

Lot size, sq ft: 666 sq ft

UnitNumber: 612

ListOfficeName: LPT REALTY, LLC

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1173 sq ft

Year built: 2005

SubdivisionName: BAHAMA BAY A CONDO

ListAOR: mfrmls

Location Details

Township: 25

Road Responsibility: Private Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Open

Exterior Features: Private Entrance, Sidewalk, Sliding Doors

Security Features: Key Card Entry

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Pets Allowed: Breed Restrictions, Dogs OK

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Heat Pump

Property Details

Subdivision Name: BAHAMA BAY A CONDO

Levels: One

Foundation Details: Slab

Listing Terms: Cash

Parcel Number: 26-25-12-999967-322060

Direction Faces: South

Construction Materials: Vinyl Siding

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 552.43

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Insurance, Maintenance Structure, Maintenance Grounds, Private Road, Recreational Facilities, Trash

Community Features: Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Playground, Pool, Restaurant, Tennis Court(s)

Fees&Taxes



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Tax Year: 2024

**Tax Annual
Amount:** \$2,137

Tax Legal Description: BAHAMA BAY, A CONDOMINIUM CONDO BK 17 PGS 21 THRU 25 & OR 6412 PGS 1237 THRU 1252 PHASE 32 UNIT 32206 & AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS PER CONDO DECLARATION

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x10	First	10	10
Living Room	13x13	First	13	13
Dining Room	12x14	First	14	12
Primary Bedroom	12x14	First	14	12
Bathroom 1	11x13	First	13	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Key Card Entry

ExteriorFeatures: Private Entrance, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Window Treatments

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Playground, Pool, Restaurant, Tennis Court(s)

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Vinyl Siding

Parking: Open

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Entrance

Occupant Type: Vacant

Showing Requirements: Call Manager, Key In Office, ShowingTime



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