#### 622 TAFT DRIVE DAVENPORT FL 33837

https://candiscarmichael.com



#### Save Big with an Assumable Mortgage!

Assume a 3.125% mortgage instead of today's -6.35% rates. Ex

Scenario	Monthly Prot	Cash Needed	
Assumable Loan Only	\$2,155	\$111.6k	
Blended: \$243k @3.125% + \$80k @7% \$2,688 New Loan (355k @7%) \$3,381	\$2,688	\$31.6k + \$80k loan Std down pmt	
	\$3,381		
New Loan (355k @6.35% + taxes/ins, no HOA/COD)	\$2,937	Std down pmt	

Blended saves about \$694/month vs 7
 Thef's about \$8,327/year
 Over 5 years: \$41,633.

Up to \$5,000 in credits toward closing costs or prepaid escreSeller willing to cover 1 year of HOA/CDD fees.

Lock in a 3.125% rate and enjoy immediate & long-term





BACK ON THE MARKET AT NO FAULT TO SELLER, BUYERS COULDN'T GET THEIR FINANCING ON TIME. THIS IS ONE OF THE BEST DEALS IN DAVENPORT TODAY!! IT'S ALSO YOUR CHANCE TO ASSUME A 3.125% FHA INTEREST RATE & MONTHLY PAYMENT AT JUST \$2,155/month FOR EVERYTHING (PITI+CDD), untouchable! Check out the chart on photo #2 to [...]

- 4 beds
- 2 baths
- Residentia
- Single Family Residence
- Active
- 2182 sq ft

×

# **Courtesy of**

**Listing Office:** REAL BROKER, LLC **Office ID:** MFR805521714

Status: Active MLS ID: MFRO6312775



### Call us now

Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/06312775

### **Basics**

**Bathrooms Full: 2** 

**Category:** Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2182 sq ft

Year built: 2021

**ListOfficeName:** REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 7 hours ago

**Type:** Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6020 sq ft

SubdivisionName: NORTHRIDGE RESERVE

**GarageSpaces:** 2

#### **Location Details**

Township: 27 Road Surface Type: Concrete, Paved

**Elementary School:** Horizons Elementary

# **Property Features**





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**Interior Features:** Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Stone

Counters, Thermostat, Tray Ceiling(s)

Flooring: Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

**Exterior Features:** Lighting, Sidewalk

**Utilities:** Cable Connected, Electricity Connected, Public,

Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher,

Microwave, Range

Laundry Features: Inside, Laundry

Room

Attached Garage YN: Yes

**Pets Allowed:** Yes

Roof: Shingle

Water Source: Public

**Cooling:** Central Air

# **Property Details**

**Subdivision Name:** NORTHRIDGE RESERVE **Parcel Number:** 27-27-05-726011-000600

Levels: One Direction Faces: East

Foundation Details: Slab Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

### **Association Information**

**Association YN:** Yes **Association Fee:** 157.75

Association Fee Frequency: Annually Association Amenities:

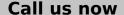
Playground, Pool

Community Features: Community Mailbox, Playground,

Pool, Street Lights

### Fees&Taxes





Phone: 727-888-3292



**Tax Year:** 2024

**Tax Other Annual Assessment** 

**Amount:** 2497

**Tax Lot:** 60

Tax Annual Amount: \$8,286

Tax Legal Description: NORTHRIDGE RESERVE PB

173 PG 21-24 LOT 60

#### Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10×15.5	First	15.5	10
Primary Bathroom	6x15	First	15	6
Primary Bedroom	10x15	First	15	10
Living Room	18x20	First	20	18

### **Amenities & Features**

Waterfront available: No

**AttachedGarageYN:** Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox,

Playground, Pool, Street Lights

**Utilities:** Cable Connected, Electricity Connected,

Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Microwave, Range

**GarageYN:** Yes

FireplaceYN: No

Cooling: Central Air

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Eat-in Kitchen, Living Room/Dining Room Combo, Open

Floorplan, Smart Home, Stone Counters,

Thermostat, Tray Ceiling(s)

# **Building Details**



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NewConstructionYN: No Heating: Central

**Exterior material:** Block, Stucco **Roof:** Shingle

# **Miscellaneous**

Ownership: Fee Simple Occupant Type:
Owner

Showing Requirements: 24 Hour Notice, Appointment Only, Call Before

Showing, ShowingTime





Phone: 727-888-3292

