

# 736 GRAZIE LOOP DAVENPORT FL 33837

<https://candiscarmichael.com>



Welcome to this beautifully upgraded home in the sought after Aviana community in Davenport. Featuring 4 spacious bedrooms, 3 full bathrooms, and an additional half bath, this residence offers both comfort and modern style. As you step through the front door, you're greeted by a versatile flex office space, perfect for working from home or [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2661 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC  
**Status:** Active

**Office ID:** MFR261016803  
**MLS ID:** MFRS5149210



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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.propertypanorama.com/instaview/stellar/S5149210>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

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

**SubdivisionName:** RESERVE/AVIANA

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2661 sq ft

**Year built:** 2022

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan

**Flooring:** Laminate, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** RESERVE/AVIANA

**Levels:** Two

**Foundation Details:** Block, Slab

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

**Parcel Number:** 27-26-12-703510-000500

**Direction Faces:** North

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Gated, Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub

**Association Fee:** 219.6

**Association Fee Includes:** Common Area Taxes, Maintenance Grounds, Pool, Recreational Facilities

**Community Features:** Clubhouse, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** RESERVE AT AVIANA PB 181 PG 32-33 LOT 50

**Tax Annual Amount:** \$5,412

**Tax Lot:** 50



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12.7x16	First	16	12.7
Office	12.7x11.1	First	11.1	12.7
Living Room	15.8x15.1	First	15.1	15.8
Bedroom 2	11.5x13	Second	13	11.5
Bathroom 3	11x13.2	Second	13.2	11
Bedroom 4	14x10.1	Second	10.1	14
Kitchen	15.8x15.1	First	15.1	15.8
Loft	14.9x13.4	Second	13.4	14.9

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks

**Utilities:** Public

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Combination Lock Box



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