

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5149210>

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

Location Details

Township: 26

Road Surface Type: Paved

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

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

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,412

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

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Combination Lock Box



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