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

Office ID: MFR261016803

Status: Active

MLS ID: MFRS5149210

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

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

Basics

Bathrooms Full: 3

Bathrooms Half: 1

Date added: Added 2 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 4 baths

Half baths: 1 half bath

Floors: 2 floors

Area, sq ft: 2661 sq ft

Lot size, sq ft: 5998 sq ft

Year built: 2022

SubdivisionName: RESERVE/AVIANA

ListOfficeName: LPT REALTY, LLC

GarageSpaces: 2

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

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

Flooring: Laminate, Tile

Laundry Features: Laundry Room

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Exterior Features: Sidewalk

Roof: Shingle

Utilities: Public

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Property Details

Subdivision Name: RESERVE/AVIANA

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

Levels: Two

Direction Faces: North

Foundation Details: Block, Slab

Construction Materials: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 219.6

Association Fee Frequency: Monthly

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

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

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