

# 763 OCEAN COURSE AVENUE DAVENPORT FL 33896

<https://candiscarmichael.com>



Beautiful Condo 2 bedrooms 2 full bathrooms, Fully. Furnished, Short Term Rental allowed! Located in the desired area of Champions Gate with resort-style amenities such as community pool/spa, lazy river, water slide, splash zone, fitness center, sand volleyball, onsite restaurant & Tiki Bar, movie theater, arcade room, business center, and more! The perfect place to [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1388 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5148255



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5148255>

---

## Basics

**Unit Number:** 763

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Category:** Condominium

**Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1388 sq ft

**Lot size, sq ft:** 2057 sq ft

**Year built:** 2020

**UnitNumber:** 763

**SubdivisionName:** CHAMPIONSGATE CONDO PH 8

**ListOfficeName:** EXP REALTY LLC

**GarageSpaces:** 1

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

**Elementary School:** Westside K-8

**Middle Or Junior School:** West Side

**High School:** Celebration High

---

## Property Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Size Limit, Yes

**Roof:** Other

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

---

## Property Details

**Subdivision Name:** CHAMPIONSGATE CONDO PH 8

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 30-25-27-5643-0001-7010

**Direction Faces:** North

**Construction Materials:** Block

---

## Association Information

**Association YN:** Yes

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Pool, Recreational Facilities, Trash

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Annual Amount:** \$534,127

**Tax Other Annual Assessment Amount:** 1332

**Tax Legal Description:** CHAMPIONSGATE CONDO PH 7 OR 5772/1157 UNIT 701

**Tax Lot:** 765

## Rooms

| Room type       | Level |
|-----------------|-------|
| Kitchen         | First |
| Living Room     | First |
| Primary Bedroom | First |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Split Bedroom, Walk-In Closet(s)

## Building Details



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Other

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** 24 Hour Notice, Appointment Only



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE