

796 GRAZIE LOOP DAVENPORT FL 33837

https://candiscarmichael.com



Virtually Staged. Welcome home to 796 Grazie Loop, a beautifully upgraded 4-bedroom, 3.5-bath residence located in the gated Aviana Reserve community in Davenport, Florida. Offering a thoughtfully designed two-story floor plan, generous living spaces, and desirable community amenities, this home combines comfort, style, and an exceptional Central Florida location. The first-floor primary suite provides privacy [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2809 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRG5117046



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5117046>

Basics

Bathrooms Full: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2809 sq ft

Year built: 2023

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size, sq ft: 9466 sq ft

SubdivisionName: RESERVE/AVIANA

GarageSpaces: 2

Location Details

Township: 26

Elementary School: Davenport Elem

High School: Davenport High School

Road Surface Type: Asphalt

Middle Or Junior School: Bella Citta

Property Features



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Interior Features: Accessibility Features, Built-in Features, Cathedral Ceiling(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Hardwood

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Gray Water System, Lighting, Misting System, Private Mailbox, Sidewalk

Utilities: Cable Available, Electricity Available, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Water Available

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Touchless Faucet

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: None

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: RESERVE/AVIANA

Levels: Two

New Construction YN: Yes

Construction Materials: Block

Property Condition: Completed

Parcel Number: 27-26-12-703510-000400

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 150

Community Features: Street Lights

Fees&Taxes



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Tax Year: 2025

Tax Legal Description: RESERVE AT AVIANA PB 181 PG 32-33
LOT 40

Tax Annual Amount: \$5,053

Tax Lot: 40

Rooms



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Room type	Level
Primary Bedroom	First
Breezeway	First
Balcony/Porch/Lanai	First
Laundry	First
Bathroom 1	First
Primary Bathroom	First
Kitchen	First
Living Room	First
Office	First
Bedroom 1	Second
Bedroom 2	Second
Bedroom 3	Second
Loft	Second

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Street Lights

Utilities: Cable Available, Electricity Available, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Water Available

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Touchless Faucet

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Gray Water System, Lighting, Misting System, Private Mailbox, Sidewalk

Features: Accessibility Features, Built-in Features, Cathedral Ceiling(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: Yes

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Misting System

Occupant Type: Owner

Showing Requirements: Combination Lock Box



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