

# 812 BROOKLET DRIVE DAVENPORT FL 33837

<https://candiscarmichael.com>



**\*\*Back on the market due to buyer financing\*\*.** Up to \$5,000 in buyer incentives available when using the preferred lender. Welcome to this beautifully maintained corner lot home in one of Davenport's fastest growing communities. Offering extra space and privacy, this property features no neighbor on the left side and no direct rear neighbors, backing [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1645 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5144992



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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/S5144992>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1645 sq ft

**Year built:** 2021

**SubdivisionName:** LAKE CHARLES RESIDENCE PH 1B

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7540 sq ft

**View:** Trees/Woods

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Elementary School:** Horizons Elementary

**High School:** Ridge Community Senior High

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Boone Middle

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Thermostat

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Patio

**Attached Garage YN:** Yes

**Pets Allowed:** No

**Roof:** Shingle

**Window Features:** Blinds

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Corner Lot

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Water Filtration System

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Sidewalk, Sliding Doors

**Security Features:** Smoke Detector(s)

**Utilities:** Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** LAKE CHARLES RESIDENCE PH 1B

**Levels:** One

**Foundation Details:** Concrete Perimeter

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

**Parcel Number:** 27-26-31-709004-001700

**Direction Faces:** Southwest

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 148

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$8,461

**Tax Other Annual Assessment Amount:** 2466

**Tax Legal Description:** LAKE CHARLES RESORT  
PHASE 1B PB 178 PG 1-7 LOT 170

**Tax Lot:** 170

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## Green Building Info

**Green Energy Generation:** Solar

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## Rooms

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

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Lighting, Private Mailbox, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Water Filtration System

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Combination Lock Box



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