

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



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5144992>

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 28 minutes 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

Location Details

Township: 26

Road Surface Type: Asphalt

Elementary School: Horizons Elementary

Middle Or Junior School: Boone Middle

High School: Ridge Community Senior High

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

Property Details

Subdivision Name: LAKE CHARLES RESIDENCE PH 1B

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

Levels: One

Direction Faces: Southwest

Foundation Details: Concrete Perimeter

Construction Materials: Block

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

Association Information

Association YN: Yes

Association Fee: 148

Association Fee Frequency: Annually

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 2466

Tax Lot: 170

Tax Annual Amount: \$8,461

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

Green Building Info

Green Energy Generation: Solar

Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

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

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Combination Lock Box



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