

# 8153 ROSEVILLE ROAD DAVENPORT FL 33896

<https://candiscarmichael.com>



**\$280,000**

Price Reduction! Tucked inside The Fountains Resort at ChampionsGate, this two-story townhome offers something rare in Central Florida—tranquil nature views with no rear neighbors for complete privacy. Step inside and discover an open, sunlit living space where the kitchen, dining, and living areas flow together seamlessly, leading to a private patio that feels like your [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1632 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6342620



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6342620>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1632 sq ft

**Year built:** 2015

**SubdivisionName:** FOUNTAINS AT CHAMPIONSGATE PH  
1 REP

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2178 sq ft

**View:** Trees/Woods

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Upstairs, Thermostat

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Patio

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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

**Laundry Features:** Laundry Closet

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

## Property Details

**Subdivision Name:** FOUNTAINS AT CHAMPIONSGATE PH 1 REP

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA

**Parcel Number:** 33-25-27-3256-000G-0370

**Direction Faces:** Southeast

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 650

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Grounds, Trash

**Community Features:** Clubhouse, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Special Community Restrictions

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,638

**Tax Legal Description:** FOUNTAINS AT CHAMPIONSGATE PH 1  
REPLAT PB 23 PG 62-69 BLK G LOT 37

**Tax Lot:** 37

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x11	Second	11	16
Kitchen	12x11	First	11	12
Living Room	12x20	First	20	12
Primary Bathroom	10x8	Second	8	10

## Amenities & Features

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Special Community Restrictions

**ExteriorFeatures:** Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Thermostat

**Amenities:** Dryer, Microwave, Range, Refrigerator, Washer



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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block, Stucco

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Gate Code Required, No Lockbox,  
ShowingTime



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