



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
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6342620



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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, PrimaryBedroom 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

AttachedGarageYN: Yes

PoolPrivateYN: No

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

Utilities: BB/HS Internet Available, Cable Available

Amenities: Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Gate Code Required, No Lockbox,
ShowingTime



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