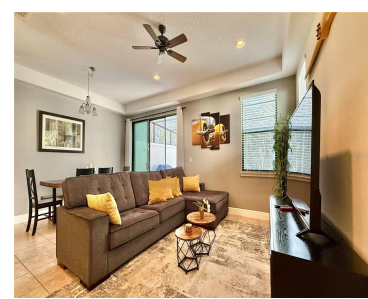


# 8209 ROSEVILLE ROAD DAVENPORT FL 33896

<https://candiscarmichael.com>



Fully furnished turnkey townhome with screened-in patio in ChampionsGate! Short-term rental investment opportunities near Disney don't get better than this 4-bedroom, 3.5-bathroom townhome in the highly desirable Fountains at ChampionsGate, a gated resort-style community in Davenport, FL just minutes from Walt Disney World Resort and Central Florida's top attractions. This professionally decorated vacation home offers [...]

- 4 beds
- 4 baths
- Residential
- Townhouse
- Active
- 2060 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6384527



### Call us now

Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6384527>

---

## Basics

**Bathrooms Full:** 3

**Bathrooms Half:** 1

**Date added:** Added 2 hours ago

**Category:** Townhouse

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 4 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Area, sq ft:** 2060 sq ft

**Lot size, sq ft:** 2614 sq ft

**Year built:** 2015

**View:** Trees/Woods

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

**ListOfficeName:** LPT REALTY, LLC **GarageSpaces:** 1

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

**Road Responsibility:** Private Maintained Road

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Laminate, Tile

**Patio And Porch Features:** Enclosed, Screened

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sidewalk, Sliding Doors

**Window Features:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Closet

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Florida

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Electric, Heat Pump

---

## Property Details

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

**Parcel Number:** 33-25-27-3256-000B-0090

**Levels:** Two

**Direction Faces:** Southeast

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

**Listing Terms:** Cash, Conventional, FHA, VA Loan **Property Condition:** Completed

---

## Association Information

**Association YN:** Yes

**Association Fee:** 699

**Association Fee Frequency:** Monthly

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

**Community Features:** Pool, Sidewalks



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$4,390

**Tax Legal Description:** FOUNTAINS AT CHAMPIONSGATE PH 1  
REPLAT PB 23 PG 62-69 BLK B LOT 9

**Tax Lot:** 9

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x18	First	18	14
Kitchen	14x14	First	14	14
Great Room	16x16	First	16	16
Primary Bedroom 2		Second		

## Amenities & Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool, Sidewalks

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

---

## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE