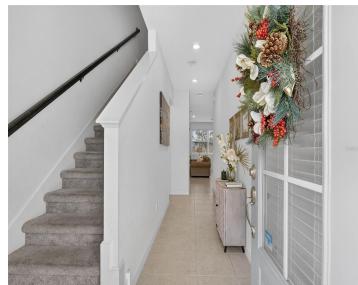
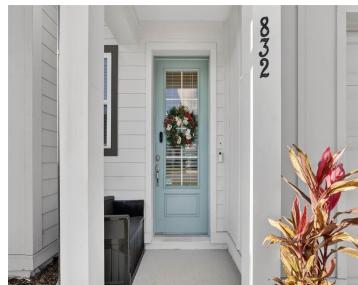


# 832 LONGBOAT DRIVE DAVENPORT FL 33896

<https://candiscarmichael.com>



Welcome home to The Enclaves at Festival, a well-located community in the heart of Davenport offering flexibility, convenience, and strong rental potential. This fully furnished, three-bedroom, two-and-a-half-bath townhome with a one-car garage is suitable for personal use, long-term tenancy, or short-term rental opportunities where permitted. The main level features an open-concept layout with the kitchen [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1653 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5141028



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5141028>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1653 sq ft

**Year built:** 2023

**SubdivisionName:** FESTIVAL PHASE 5

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 1950 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 26

**Road Surface Type:** Paved

**Elementary School:** Loughman Oaks Elem

**Middle Or Junior School:** Citrus Ridge

**High School:** Ridge Community Senior High

## Property Features



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**Interior Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Patio

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

**Window Features:** Double Pane Windows, Insulated Windows, Low-Emissivity Windows

**Utilities:** Electricity Available, Sprinkler Recycled, Water Available

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** In County, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Washer

**Laundry Features:** Inside, Upper Level

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Architectural Style:** Craftsman

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

## Property Details

**Subdivision Name:** FESTIVAL PHASE 5

**Levels:** Two

**Direction Faces:** West

**Builder Model:** Southport

**Construction Materials:** Cement Siding, Frame

**Property Condition:** Completed

**Parcel Number:** 27-26-05-701160-000910

**Property Attached YN:** Yes

**Builder Name:** Ashton Woods

**Foundation Details:** Slab

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

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities

**Association Fee:** 993

**Association Fee Includes:** Guard - 24 Hour, Pool, Insurance, Maintenance Structure, Maintenance Grounds, Recreational Facilities

**Community Features:** Fitness Center, Pool, Sidewalks

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,273

**Tax Legal Description:** FESTIVAL PHASE 5 PB 187 PG 49-56  
LOT 91

**Tax Lot:** 91

## Green Building Info

**Green Water Conservation:** Low-Flow Fixtures

**Green Indoor Air Quality:** No/Low VOC Cabinets/Counters, No/Low VOC Flooring, No/Low VOC Paint/Finish

**Green Energy Efficient:** Appliances, Construction, HVAC, Roof, Thermostat, Windows

## Rooms



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Room type	Level
Living Room	First
Primary Bedroom	Second
Kitchen	First
Bedroom 2	Second
Bedroom 3	Second

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Fitness Center, Pool, Sidewalks

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Double Pane Windows, Insulated Windows, Low-Emissivity Windows

**Utilities:** Electricity Available, Sprinkler Recycled, Water Available

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Washer

## Building Details

**ArchitecturalStyle:** Craftsman

**Heating:** Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Cement Siding, Frame

**Parking:** Driveway, Garage Door Opener



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Showing Requirements:** Appointment Only



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