8996 AZALEA SANDS LANE DAVENPORT FL 33896

https://candiscarmichael.com









Welcome to luxurious resort-style living in the 24-hour manned, guard-gated ChampionsGate community! This elegant 2-bedroom, 2-bath carriage-style golf course condo features a bright open floor plan, a spacious kitchen with granite countertops, stainless steel appliances, and a private primary suite with a walk-in closet and modern bathroom. Enjoy serene views of the ChampionsGate championship golf [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Activ
- 1409 sa ft



Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRO6364298



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Phone: 727-888-3292



Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/06364298

Basics

Unit Number: 3301 Bathrooms Full: 2

Date added: Added 4 hours ago Category: Condominium

Type: Residential **Bedrooms: 2** beds

Bathrooms: 2 baths **Half baths: 0** half baths

Floors: 2 floors Area, sq ft: 1409 sq ft

Year built: 2018 UnitNumber: 3301

View: Golf Course SubdivisionName: CHAMPIONS CLUB CONDO PH 33

ListOfficeName: EXP REALTY LLC GarageSpaces: 1

ListAOR: mfrmls

Location Details

Township: 25 Road Surface Type: Asphalt

Elementary School: Westside K-8 **Middle Or Junior School:** West Side

High School: Poinciana High School

Property Features





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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Appliances: Dishwasher, Dryer, Electric In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Water Heater, Microwave, Other, Range, Refrigerator, Washer

Flooring: Carpet, Ceramic Tile

Laundry Features: Inside, Laundry Room,

Same Floor As Condo Unit

Patio And Porch Features: Covered, Enclosed,

Other, Patio, Rear Porch, Screened

Parking Features: Driveway, Garage Door Opener, Guest, Other

Garage YN: Yes Attached Garage YN: Yes Garage Spaces: 1

Pets Allowed: Breed Restrictions, Cats OK,

Dogs OK

Exterior Features: Lighting, Other, Sidewalk,

Sliding Doors

Roof: Tile

Security Features: Fire Sprinkler System, Gated Community, Key Card Entry, Security Gate, Smoke

Window Features: Blinds, Low-Emissivity

Windows

Detector(s)

Architectural Style: Mediterranean

Utilities: Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground

Utilities, Water Connected

View: Golf Course Water Source: Public

Sewer: Public Sewer Cooling: Central Air

Heating: Central, Electric Furnished: Unfurnished

Lot Features: On Golf Course

Property Details

Subdivision Name: CHAMPIONS CLUB CONDO Parcel Number: 31-25-27-5689-0033-3301

PH 33

Levels: One **Direction Faces:** South

Builder Name: Lennar Builder Model: Augusta / B

Foundation Details: Slab Construction Materials: Block, Stucco

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

Association Information



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Association YN: Yes

Association Fee Frequency:

Monthly

Association Amenities:

Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Other, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Tennis Court(s), Trail(s) **Association Fee: 138**

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Electricity, Internet, Maintenance Structure,

Maintenance Grounds, Other, Pest Control, Private Road, Recreational Facilities, Security, Sewer, Trash

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment

Amount: 1114

Tax Lot: 0901

Tax Annual Amount: \$4,674

Tax Legal Description: CHAMPIONS CLUB A CONDO

PH 33 OR 5294/1574 BLDG 9 UNIT 3301

Green Building Info

Green Energy Efficient: Appliances

Rooms





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Room type	Dimensions	Level	Length	Width
Living Room	20x14	First	14	20
Kitchen	10x7	First	7	10
Primary Bedroom	14x12	First	12	14
Bedroom 2	13x11	First	11	13

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Sprinkler System, Gated Community, Key Card Entry, Security

Gate, Smoke Detector(s)

WindowFeatures: Blinds, Low-Emissivity

Windows

Utilities: Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground

Utilities. Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range,

Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Racquetball, Restaurant, Sidewalks, Tennis

Court(s), Street Lights

ExteriorFeatures: Lighting, Other, Sidewalk,

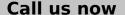
Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets,

Stone Counters, Thermostat, Walk-In Closet(s)

Building Details





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ArchitecturalStyle: Mediterranean NewConstructionYN: No

Heating: Central, Electric Exterior material: Block, Stucco

Roof: Tile Parking: Driveway, Garage Door Opener, Guest, Other

Miscellaneous

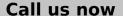
Equipment

Ownership: Condominium Occupant Type: Tenant

Other Equipment: Irrigation Showing Requirements: Sentri Lock Box, 24 Hour

Notice, Appointment Only





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