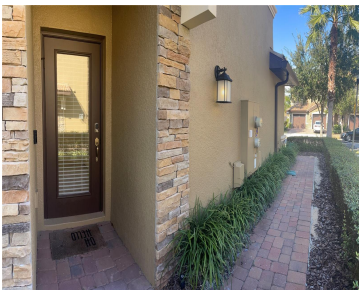


8996 AZALEA SANDS LANE DAVENPORT FL 33896

https://candiscarmichael.com



PRICE IMPROVEMENT — NOW \$230,000! Experience luxurious resort-style living in the 24-hour manned, guard-gated ChampionsGate community. This elegant 2-bedroom, 2-bath carriage-style condo offers a bright open layout, a spacious kitchen with white quartz countertops, stainless steel energy-efficient appliances, and a private primary suite with walk-in closet and modern bath. Enjoy peaceful views of the championship [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1409 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRO6364298



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6364298>

Basics

Unit Number: 3301	Bathrooms Full: 2
Date added: Added 3 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, 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)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Enclosed, Other, Patio, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Lighting, Other, Sidewalk, Sliding Doors

Security Features: Fire Sprinkler System, Gated Community, Key Card Entry, Security Gate, Smoke Detector(s)

Architectural Style: Mediterranean

View: Golf Course

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: On Golf Course

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room, Same Floor As Condo Unit

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

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Tile

Window Features: Blinds, Low-Emissivity Windows

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CHAMPIONS CLUB CONDO PH 33

Levels: One

Builder Name: Lennar

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Parcel Number: 31-25-27-5689-0033-3301

Direction Faces: South

Builder Model: Augusta / B

Construction Materials: Block, Stucco

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 Annual Amount: \$4,674

**Tax Other Annual Assessment
Amount:** 1114

Tax Legal Description: CHAMPIONS CLUB A CONDO
PH 33 OR 5294/1574 BLDG 9 UNIT 3301

Tax Lot: 0901

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Green Indoor Air Quality: No/Low
VOC Paint/Finish

Green Energy Efficient: Appliances, Lighting, Thermostat

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

Ownership: Condominium

Occupant Type: Tenant

Other Equipment: Irrigation
Equipment

Showing Requirements: Sentri Lock Box, 24 Hour
Notice, Appointment Only



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