

9038 AZALEA SANDS LANE DAVENPORT FL 33896  
https://candiscarmichael.com



Enjoy breathtaking golf course views every day in this BEAUTIFUL condo! ! This stylish 3-bedroom, 2-bath home features an open-concept layout with a modern kitchen that includes quartz countertops, stainless steel appliances, and a breakfast bar. The living and dining areas flow seamlessly to a private balcony overlooking the golf course, perfect for relaxing mornings or [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1854 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC  
**Status:** Active

**Office ID:** MFR261016803  
**MLS ID:** MFRO6366504



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



---

## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=y44agobuju5&mls=1>

---

## Basics

**Unit Number:** 1

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2181 sq ft

**UnitNumber:** 1

**SubdivisionName:** CHAMPIONS CLUB CONDO PH 40

**GarageSpaces:** 1

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1854 sq ft

**Year built:** 2018

**View:** Golf Course

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25

**Elementary School:** Westside Elem

**High School:** Poinciana High School

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** West Side

---

## 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, Other, Stone Counters

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Balcony, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Size Limit

**Roof:** Tile

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central, Electric

---

## Property Details

**Subdivision Name:** CHAMPIONS CLUB CONDO PH 40

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 31-25-27-5695-0040-4003

**Direction Faces:** North

**Construction Materials:** Block

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 128.84

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Recreational Facilities, Security

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Playground, Pool, Tennis Court(s)

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1114

**Tax Lot:** 4003

**Tax Annual Amount:** \$5,211

**Tax Legal Description:** CHAMPIONS CLUB A CONDO  
PH 40 OR 5338/2042 BLDG 4 UNIT 4003

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x13	Upper	13	14
Primary Bathroom	14x9	Upper	9	14
Bedroom 2		Upper		
Bathroom 2	8x5	Upper	5	8
Bedroom 3	15x11	Upper	11	15
Kitchen	15x10	Upper	10	15
Dining Room	15x11	Upper	11	15
Living Room	15x12	Upper	12	15
Balcony/Porch/Lanai		Upper		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Playground, Pool, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Open Floorplan, Other, Stone Counters

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Tile

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Call Before Showing, Call Listing Agent



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE