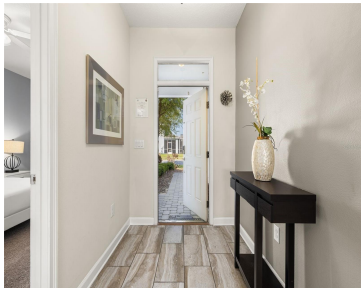


9044 SAND TRAP DRIVE DAVENPORT FL 33896

https://candiscarmichael.com



Welcome to this exceptional FULLY FURNISHED 6 bedroom, 5 full bathroom home in the prestigious gated community of ChampionsGate. This home offers over 3,300 square feet of beautifully maintained living space and a rare opportunity for both homeowners and investors alike. From the moment you step inside, you're welcomed by a spacious open-concept floor plan [...]

- 6 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3339 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRS5147062

Description



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 5

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Lot size, sq ft: 6534 sq ft

SubdivisionName: STONEYBROOK SOUTH PH I-1 & J-1

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 3339 sq ft

Year built: 2016

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Patio, Screened

Pool Features: Auto Cleaner, Child Safety Fence, Heated, In Ground, Screen Enclosure

Spa Features: Heated, In Ground

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk, Sliding Doors

Utilities: Public

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk, Paved



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: STONEYBROOK SOUTH PH I-1 & J-1 **Parcel Number:** 31-25-27-5126-0001-0620

Levels: Two

Direction Faces: East

Foundation Details: Block, Slab

Construction Materials: Block, Cement Siding

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 345

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities

Association Amenities: Clubhouse, Gated, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Gated Community - Guard, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$9,980

Tax Other Annual Assessment Amount: 2092

Tax Legal Description: STONEYBROOK SOUTH PH I-1 & J-1 PB 23 PG 142-149 LOT 62

Tax Lot: 62

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	20x13	First	13	20
Kitchen	16x11	First	11	16
Primary Bedroom	17x13	Second	13	17
Bedroom 2	11x14	First	14	11
Bedroom 3	11x11	First	11	11
Bedroom 4	11x11	Second	11	11
Bedroom 5	12x14	Second	14	12
Additional Bedroom	11x11	Second	11	11
Game Room	15x12	First	12	15
Dining Room	16x13	First	13	16
Balcony/Porch/Lanai	33x9	First	9	33

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Utilities: Public

Amenities: Dishwasher, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Gated Community - Guard, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

PoolFeatures: Auto Cleaner, Child Safety Fence, Heated, In Ground, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan

Building Details

NewConstructionYN: No

Exterior material: Block, Cement Siding

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, Call Listing Agent, ShowingTime



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