

# 93 NINE IRON DRIVE DAVENPORT FL 33896

<https://candiscarmichael.com>



\$374,000



Welcome to this brand-new, corner-unit townhome in Champions Pointe, a residential-only community with no short-term rentals—meaning more peace, privacy, and stable neighbors. This 3-bedroom, 2.5-bath home is move-in ready and ideally located just steps from the clubhouse, with beautiful lake views and modern, model-like finishes throughout. The open-concept first floor features a spacious Great Room [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1978 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRO6379503



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6379503>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 3485 sq ft

**SubdivisionName:** TRACT X

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1978 sq ft

**Year built:** 2024

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Corner Lot

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** TRACT X

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 30-25-27-3524-0001-1610

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Playground, Pool

**Association Fee:** 274

**Association Fee Includes:** Pool, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Other, Trash

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$6,027

**Tax Other Annual Assessment Amount:**  
1148

**Tax Legal Description:** TRACT X PB 32 PGS  
67-70 LOT 161

**Tax Lot:** 161

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## Rooms

Room type	Level
Primary Bedroom	Second
Kitchen	First
Primary Bathroom	Second
Living Room	First

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Playground, Pool

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water  
Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Cathedral Ceiling(s), Eat-in  
Kitchen, Living Room/Dining Room  
Combo, Open Floorplan

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## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** See Remarks, ShowingTime



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