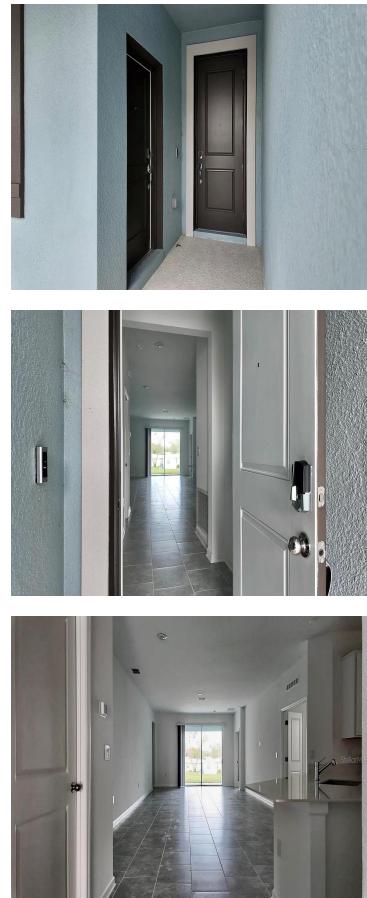


# 965 WATERFALL BOULEVARD DAVENPORT FL 33837

<https://candiscarmichael.com>



Excellent investment opportunity! Property featuring a Mother-in-Law Suite with great income potential, offering 4 bedrooms, 3 bathrooms, and a 2-car garage. The property is fully rented to an excellent tenant, providing immediate rental income. Located in a quiet community in Davenport, FL. Amenities include a pool, cabana, playground, and park. Just 2 minutes from an [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2008 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5140478



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5140478>

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5502 sq ft

**SubdivisionName:** CASCADES PH IA & IB

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2008 sq ft

**Year built:** 2023

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

## Property Features

**Interior Features:** Open Floorplan, Smart Home

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Washer

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

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

**Sewer:** Public Sewer

**Heating:** Central, Electric



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# Property Details

**Subdivision Name:** CASCADES PH IA & IB

**Levels:** One

**Foundation Details:** Block, Concrete Perimeter

**Listing Terms:** Cash, Conventional, FHA

**Parcel Number:** 27-26-31-709007-028120

**Direction Faces:** South

**Construction Materials:** Block, Concrete

**Property Condition:** Completed

# Association Information

**Association YN:** Yes

**Association Fee:** 53

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse

**Community Features:** Park, Pool, Street Lights

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$9,104

**Tax Other Annual Assessment Amount:** 2500

**Tax Legal Description:** CASCADES PHASES 1A AND 1B PB 193 PG 37-52 BLK 28 LOT 12

**Tax Lot:** 12

# Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Park, Pool, Street Lights

**Features:** Open Floorplan, Smart Home

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Co-op

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Tenant

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



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