



**Angelica Diaz Zuluaga**  
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**Cross Property 360 Property View**

**8543 SPYGLASS LANE, DAVENPORT, Florida 33896**

Listing

**06323327 8543 SPYGLASS LN, DAVENPORT, FL 33896**



**County:** Osceola  
**Subdiv:** THE VISTAS AT CHAMPIONSGATE  
 PH 1B & 2  
**Beds:** 4  
**Baths:** 3/1  
**Style:** Townhouse  
**Pool:** Community  
**Pets:** No  
**Application Fee:** \$40.00  
**Min Security Deposit:** \$2,500  
**Security Deposit Terms:** 1 Month  
**Long Term Y/N:** Yes  
**Date Available:** 07/23/2025  
**Garage:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**  
**Total Monthly Tenant Fees:** \$0  
**Total Annual Tenant Fees:** \$0

**Status:** Active  
**Rent Price:** \$2,500  
**RP/SqFt:** \$1.24  
**Furnishings:** Partial  
**Building Elevator:** No  
**Year Built:** 2017  
**ADOM:** 142  
**CDOM:** 142  
**Lease Amount Frequency:** Monthly  
**Terms Of Lease:** No Smoking, Security Deposit Required  
**Lease Term:** 12 Months  
**Tenant Pays:**  
**Rent Includes:** Pest Control, Pool Maintenance, Recreational, Security, Trash Collection  
**Minimum Lease Period:** 7 Months  
**Listing Type:** Exclusive Agency  
**Heated Area:** 2,016 SqFt / 187 SqM  
**Total Area:** 2,178 SqFt / 202 SqM

Discover your ideal Florida lifestyle at 8543 Spyglass Ln, a spacious 4-bedroom, 4-bathroom home with over 2,000 sq ft of living space, nestled in the gated community of ChampionsGate. This beautifully maintained residence offers open, modern interiors perfect for families and professionals alike. Located just minutes from world-class attractions such as Walt Disney World, Universal Studios, and top-rated golf courses, this property places you at the heart of Central Florida's best entertainment. Families will appreciate the proximity to highly rated schools, including Davenport School of the Arts and Four Corners Charter School. Every day convenience is at your doorstep with Publix, Target, and Walmart Supercenter all just a short drive away, along with a variety of restaurants, cafes, and shopping options at ChampionsGate Village and Posner Park Mall. Commuting is effortless, with immediate access to major highways like I-4, US-27, and SR-429, connecting you easily to Orlando, Kissimmee, and beyond. Enjoy exclusive access to resort-style amenities within ChampionsGate, including pools, fitness centers, tennis courts, and walking trails. This home is ideal for those seeking a vibrant community atmosphere, security, and convenience—all in one of Davenport's most desirable locations. Schedule your showing today and experience the perfect balance of comfort, lifestyle, and investment potential! -SEMIFURNITURE.

**Weeks and Months Available**

**Land, Site, and Tax Information**

<b>Tax ID:</b> <a href="#">32-25-27-5630-0001-0650</a>	<b>Subdivision #:</b>	<b>Development:</b>
<b>Lot Dimensions:</b>	<b>Lot Size Acres:</b> 0.05	<b>Lot Size:</b> 2,178 SqFt / 202 SqM
<b>Builder Name:</b>	<b>Builder Model:</b>	<b>Builder License #:</b>
<b>Proj Comp Date:</b>	<b>Permit Number:</b>	<b>Total # of Floors:</b> 2
<b>Rent Includes:</b> Pest Control, Pool Maintenance, Recreational, Security, Trash Collection	<b>Property Condition:</b>	
<b>Water Frontage:</b> No		
<b>Water Access:</b> No	<b>Water Name:</b>	
<b>Water View:</b> No	<b>Water Extras:</b> No	

**Interior Information**

<b>A/C:</b> Central Air	<b>Heated Area:</b>	2,016 SqFt / 187 SqM
<b>Heat/Fuel:</b> Central	<b>Heated Area Source:</b>	
	<b>Total Area:</b>	2,178 SqFt / 202 SqM
	<b>SqFt Total Source:</b>	Public Records

**Window Features:**  
**Accessibility Features:**  
**Interior Feat:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Surface Counters, Thermostat  
**Appliances Incl:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Freezer, Microwave, Refrigerator  
**Laundry Features:** Laundry Room, Upper Floor

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First			Built-in Closet	
Kitchen	Basement				
Primary Bathroom	Basement				

**Exterior Information**

**Pool Features:** Child Safety Fence, Deck **Pool Dim:**  
**Spa Features:**  
**Other Structures:**  
**Patio And Porch Features:**  
**Lot Features:** **Fencing:**  
**Road Surface Type:** Concrete

**Green Features**

**Green Energy Generation:** **Green Energy Generation Y/N:** No

**Community Information**

**Community Features:** Clubhouse, Fitness Center, Gated Community - Guard, Playground, Pool, Restaurant  
**HOA / Comm Assn:** Yes **HOA Fee Requirement:** Required **Assoc Approval Fee:** \$100  
**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Handicap Modified, Other, Playground, Pool  
**Assn/Manager Name:** the vistas **Assn/Manager Phone:**  
**Pets Allowed:** No  
**Elementary School:** [Westside K-8](#)  
**Middle School:** [West Side](#)  
**High School:** [Poinciana High School](#)  
**Housing for Older Per:** No

#### Realtor Information

**List Agent:** [Angelica Diaz Zuluaga](#) **List Agent ID:** 261226605 **List Agent Direct:** 321-304-1154  
**E-mail:** [anmadiz@gmail.com](mailto:anmadiz@gmail.com) **List Agent Fax:** **List Agent Cell:** 321-304-1154  
**Office:** [IAD FLORIDA LLC](#)  
**On Market Date:** 07/23/2025 **Original Price:** \$2,500 **Office ID:** 279665421  
**Previous Price:** **Price Change:** **Office Phone:** 407-720-0020  
**Possession:** Rental Agreement **Owner Phone:** **Office Fax:**  
**Owner:** BEST DEAL ONLINE LLC **Delayed Distribution YN:** No  
**Delayed Dist. Date:**

**Listing Service Type:** Exclusive Agency

**Lease Agent:**

**Lease Agent 2:**

**Days to Closed:**

**RentSpree Online Tenant Screening:** Yes

**Realtor Info:** Applications in Process

**Showing Time:**

**Showing Instructions:** 24 Hour Notice, Gate Code Required, Lockbox - Electronic, Locked Gate, See Remarks, Use ShowingTime Button

**Showing Considerations:** No Sign, Security System, See Remarks

**Driving Directions:** GPS the best way.

**Realtor Remarks:** Minimum credit score: 610 (lower scores may require an additional deposit) Household income must be at least 2x the monthly rent No prior evictions or unpaid rent Security deposit: 1 month's rent All applicants over 18 must complete an application and background check ?? Tenant Responsibilities: Replace A/C and refrigerator filters Cover minor repairs up to \$100

**Off-Market:**

**Office:**

**Lease Office 2:**

**Days to Cont:**

**Application Link:** <https://apply.link/3gN7aYs>

**Call Center #:**

**Exp Clsg Date:**

**Lse Ofc 2 Phone:**

Tax

#### Owner Information

Owner:	<b>Best Deal Online Llc</b>	Owner (Alternate Format):	<b>Best Deal Online Llc</b>
Mailing Address:	<b>8545 Couples St</b>	Mailing City & State:	<b>Davenport Fl</b>
Mailing Zip:	<b>33896</b>	Mailing ZIP + 4:	<b>5503</b>
Mailing Carrier Route:	<b>R039</b>	Owner Occupied:	<b>No</b>

#### Location Information

Neighborhood Code:	<b>525630.-525630.</b>	Subdivision:	<b>The Vistas At Championsgate Ph 1B &amp; 2</b>
Subdivision #:	<b>5630</b>	Township:	<b>25S</b>
Range:	<b>27E</b>	Section:	<b>32</b>
Lot:	<b>65</b>	Property ZIP:	<b>33896</b>
Property ZIP 4:	<b>5504</b>	Property Carrier Route:	<b>R039</b>
Census Tract:	<b>040812</b>	Census Block:	<b>06</b>
Census Block Group:	<b>2</b>	School District Name:	<b>Osceola County SD</b>
Spatial Flood Zone Code:	<b>X</b>	Spatial Flood Zone Date:	<b>06/18/2013</b>
Spatial Flood Panel:	<b>12097C0020G</b>		

#### Estimated Value

RealAVM™:	<b>\$311,300</b>	Estimated Value Range High:	<b>\$333,000</b>
Estimated Value Range Low:	<b>\$289,500</b>	Value As Of:	<b>12/02/2025</b>
Confidence Score:	<b>92</b>	Forecast Standard Deviation:	<b>7</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### Tax Information

Folio/Strap/PID (1):	<b>32-25-27-5630-0001-0650</b>	Folio/Strap/PID (2):	<b>25-27-32-5630-0001-065.0</b>
Folio/Strap/PID (3):	<b>322527563000010650</b>	% Improved:	<b>86</b>
Tax Area:	<b>300</b>	Total Taxable Value:	<b>\$296,000</b>
Plat Book-Page:	<b>25-7-14</b>		
Legal Description:	<b>VISTAS AT CHAMPIONSGATE PH 1B &amp; 2 PB 25 PGS 7-14 LOT 65</b>		

#### Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	<b>\$296,000</b>	<b>\$299,500</b>	<b>\$309,300</b>
Just Value - Land	<b>\$42,000</b>	<b>\$40,000</b>	<b>\$23,600</b>
Just Value - Improved	<b>\$254,000</b>	<b>\$259,500</b>	<b>\$285,700</b>
Assessed Value - Total	<b>\$296,000</b>	<b>\$299,500</b>	<b>\$309,300</b>
Assessed Value - Land	<b>\$42,000</b>	<b>\$40,000</b>	<b>\$23,600</b>
Assessed Value - Improved	<b>\$254,000</b>	<b>\$259,500</b>	<b>\$285,700</b>
YOY Assessed Change (\$)	<b>-\$3,500</b>	<b>-\$9,800</b>	
YOY Assessed Change (%)	<b>-1%</b>	<b>-3%</b>	
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$4,688.66</b>	<b>\$4,874.30</b>	<b>\$3,978.59</b>
Change (\$)	<b>-\$186</b>	<b>\$896</b>	
Change (%)	<b>-4%</b>	<b>23%</b>	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate		<b>\$554</b>	<b>13.8</b>
Championsgate Cdd		<b>\$305</b>	
Fire Rescue Townhomes		<b>\$245</b>	
Household Chemical Msbu		<b>\$4</b>	<b>4</b>
Solid Waste- Commercial Account			

### Characteristics

State Land Use Desc:	<b>SINGLE FAMILY IMP-0111</b>	Land Use - CoreLogic:	<b>Townhouse/Rowhouse</b>
Building Type:	<b>Townhouse</b>	Year Built:	<b>2017</b>
Effective Year Built:	<b>2017</b>	Living Square Feet:	<b>2,016</b>
Living Square Feet:	<b>2,016</b>	Total Building Sq Ft:	<b>2,474</b>
Total Building Sq Ft:	<b>2,474</b>	Heated Sq Ft:	<b>2,016</b>
Ground Level Sq Ft:	<b>779</b>	Stories:	<b>2.0</b>
Bedrooms:	<b>4</b>	Total Baths:	<b>4</b>
Full Baths:	<b>3.000</b>	Half Baths:	<b>1</b>
Other Rooms:	<b>KITCHEN</b>	Cooling Type:	<b>Package</b>
Heat Type:	<b>Package</b>	Porch:	<b>Finished/Open Porch</b>
Garage Type:	<b>Garage</b>	Garage Sq Ft:	<b>410</b>
Roof Type:	<b>GABLE</b>	Roof Material:	<b>Concrete Tile</b>
Roof Shape:	<b>GABLE/HIP</b>	Interior Wall:	<b>DRYWALL</b>
Exterior:	<b>Block/Stucco</b>	Floor Covering Material:	<b>CARPET</b>
Foundation:	<b>Cont. Footing</b>	Lot Sq Ft:	<b>2,178</b>
Lot Acres:	<b>0.050</b>		

### Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
<b>Brick Pad/Patio</b>	<b>64</b>	<b>8</b>	<b>8</b>	<b>2017</b>	

Building Description	Building Size
<b>BASE AREA</b>	<b>779</b>
<b>UP STRY FIN</b>	<b>1,237</b>
<b>GARAGE FIN</b>	<b>410</b>
<b>OPN POR FIN</b>	<b>48</b>

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**Search Criteria**

Status is 'Active'

List Agent MUI is 539906574

Co List Agent Key Numeric is 539906574

Selected 1 of 14 results.

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