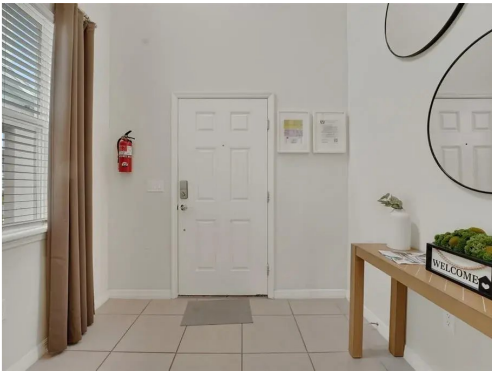




4450 Kaipo Road

Single Family Residence · Davenport, FL 33897

\$596,000

6
beds

5
baths

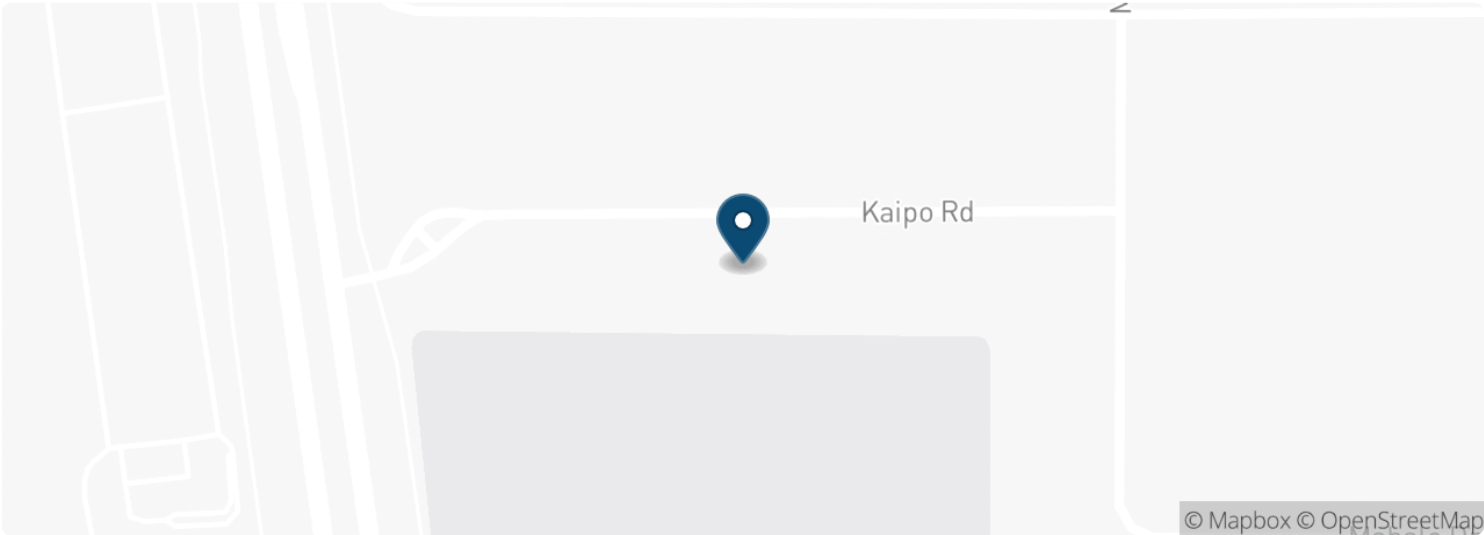
3,117
sqft

Private
pool & spa



[View online](#)

Year built 2023	Price per sqft \$191	Days on market 306 days	Listed Dec 6, 2025	HOA \$702 Monthly	MLS # O6365374
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Property overview

About this property

This is the one investors wait for — a proven, high-occupancy vacation home in Windsor Island Resort with professionally themed rooms, a sun-drenched south-facing pool, and a price that makes the decision easy. The 6-bedroom, 4.5-bath Hideaway floor plan at 4450 Kaipo Road has earned its reputation as a guest favorite, and now it's available at a price that opens the door wide for the next owner. Inside, 3,117 sq. ft. of bright, open living space does exactly what a great vacation home should — it pulls people together. A sleek contemporary kitchen with large island seating, a spacious gathering room, and a dedicated dining area flow seamlessly together on the main floor, while the first-floor owner's suite offers a private retreat away from the energy of the main living areas. The upstairs is built for unforgettable group stays. A Mickey Mouse room, a Frozen-inspired suite, and a Harry Potter-styled bedroom — all professionally themed — are the kind of spaces guests search for specifically, book for, and rave about afterward. The expansive loft adds a second living and entertainment hub complete with pool table and oversized sectional, giving every guest their own corner of the house to claim. Outside, the south-facing heated pool and spa deliver all-day Florida sunshine onto a lanai built for long, lazy afternoons and evenings that drift well past sunset. This is the kind of outdoor setup guests actively seek. And then there's Windsor Island Resort itself — the Hawaiian-inspired community that continues to set the bar for vacation living near Disney. Tropical waterpark-style pool, lazy river, splash zone, water slides, outdoor dining, fitness facilities, sports courts, firepit lounge, and a signature clubhouse that delivers island energy from the moment you arrive. Walt Disney World is just minutes away. Aloha! Proven occupancy. Iconic themed rooms. South-facing pool. Windsor Island Resort. And a price that reflects a genuine opportunity — not a compromise. Be sure to check out the lifestyle video included with this listing. All information, including room dimensions, is deemed reliable but not guaranteed. Buyers and buyers agents are encouraged to verify all details independently.

Key features

LEVELS

Two

LOT

4,800 sqft

FACES

North

PARKING

2-car garage

POOL

Screen Enclosure, In Ground, Heated · Spa In Ground, Heated

COMMUNITY

Gated · Clubhouse, Pool, Fitness Center, Spa/Hot Tub, Cable TV

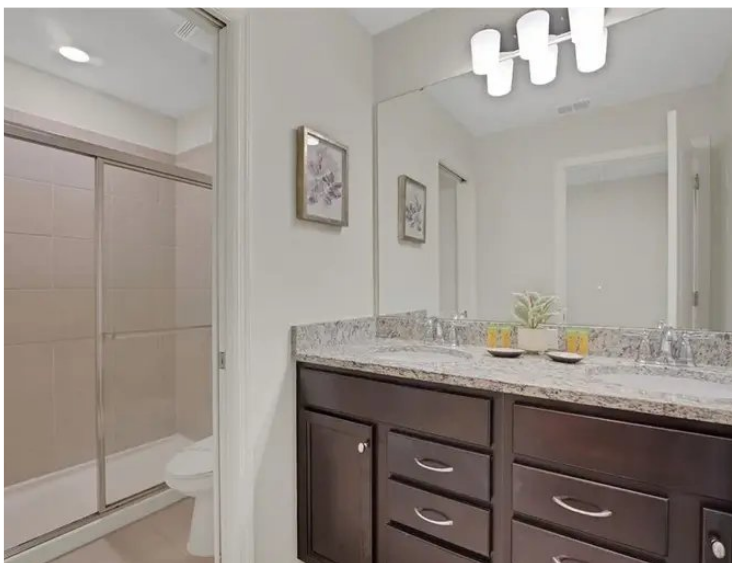
HOA COVERS

Maintenance Grounds, Internet, Trash, Cable TV

PETS

Breed Restrictions

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2023
Faces	North	Rooms	11
Living area	3,117 sqft	Total building area	3,281 sqft
Levels	Two	Bedrooms	6
Bathrooms	5	Full bathrooms	4
Half bathrooms	1	Cooling	Central Air
Heating	Central	Lot size	4,800 sqft
Construction materials	Block, Stucco	Roof	Shingle

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Microwave, Washer, Dishwasher	Flooring	Carpet, Tile
Laundry	Laundry Room	Exterior features	Other
Pool features	Screen Enclosure, In Ground, Heated	Spa features	In Ground, Heated

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt

Community & HOA

Primary association	Windsor Island HOA / Castle Group / Maricet Pulido	Primary association fee	\$702
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Clubhouse, Spa/Hot Tub, Fitness Center, Gated, Cable TV
Association fee includes	Maintenance Grounds, Internet, Trash, Cable TV	Community features	Clubhouse, Pool, Fitness Center
Pets allowed	Breed Restrictions		

Utilities & services

Utilities	Electricity Connected, Cable Connected
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Price & sale history

Asking price reduced by \$24,000 (3.9%) since first listed.

Date	Event	Price	Change
Feb 11, 2026	Price reduced MLS #O6365374	\$596,000	-3.9% -\$24,000
Dec 6, 2025	Listed for sale MLS #O6365374	\$620,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT