



8945 Azalea Sands Lane Unit 8945

\$345,000

Condominium · Champions Gate, FL 33896

3

beds

2

baths

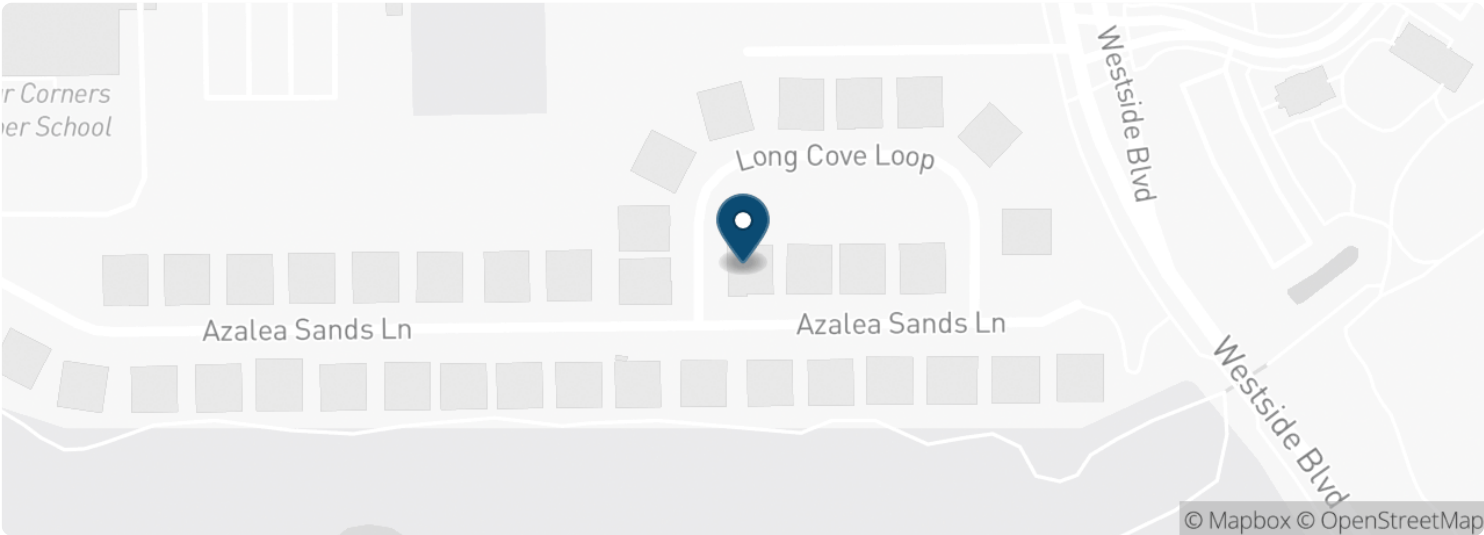
1,854

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2015	\$186	257 days	Jan 24, 2026	\$552 Monthly	S5142286



Property overview

About this property

This spacious and modern property is fully furnished and move-in ready. Private attached one-car garage on the first floor and a private stairway that leads to a beautifully appointed open floor plan, high ceilings, an abundance of natural light, corner unit, with 20x20 tile on diagonal throughout, except bedrooms keeping the property cool in summer. Expansive 10 Ft. SGD opens all the way to a large screened balcony/patio. One hour from the Gulf of Mexico/Tampa-Clearwater and 1 and 1/2 hours from the East coast/Cocoa-Daytona. Property has recently been painted throughout and new Roofs on the Lower portion of the Roof structure. Champions Gate offers secure man-gated community with strict access, concierge agents, chef designed restaurant, 20,000 sq. ft. world class amenities including 2 championship golf courses, Ledbetter golf academy, pool, lazy river, tiki bar, watersplash, tennis courts, volleyball courts, fitness center, game room, yoga, movie theatre, community events. Fees include: Spectrum TV and internet package, lawn maintenance, roofs, exterior maintenance, indoor pest control with Hometeam pest defense. Please don't miss this showing, it's very easy to show on short notice.

Seller information

****Seller will pay \$ 6000. toward buyer closing costs**** Welcome to Champions Gate and enjoy the lifestyle of luxury and leisure.

Key features

LEVELS

Two

LOT

2,177 sqft

FACES

South

PARKING

1-car garage, Driveway

OUTDOOR

Screened, Rear Porch, Covered

COMMUNITY

Gated · Clubhouse, Pool, Golf, Playground, Fitness Center

HOA COVERS

Maintenance Grounds, Internet, Trash, Cable TV, Maintenance Structure

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	2015
Faces	South	Rooms	8
Building stories	2	Living area	1,854 sqft
Total building area	2,295 sqft	Architectural style	Contemporary
Levels	Two	Bedrooms	3
Bathrooms	2	Full bathrooms	2
Cooling	Central Air	Heating	Central, Electric
Lot size	2,177 sqft	Construction materials	Block, Stucco
Lot features	Near Golf Course, Landscaped	Roof	Tile

Accommodation & amenities

Appliances	Disposal, Exhaust Fan, Dryer, Cooktop, Refrigerator, Freezer, Ice Maker, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Carpet, Ceramic Tile	Laundry	Inside, Laundry Room
Exterior features	Tennis Court(s), Rain Gutters	Patio and porch	Screened, Rear Porch, Covered
Window features	Insulated Windows, Window Treatments, Blinds		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	1	Covered spaces	1
Parking features	Driveway	Road surface	Paved, Asphalt
Security features	Fire Alarm, Smoke Detector(s), Fire Sprinkler System, Security Gate, Gated Community, Security System		

Community & HOA

Primary association	Jessica Roman	Primary association fee	\$394
Primary fee frequency	Monthly	Secondary association	Champions Gate Master Assoc
Secondary association fee	\$158	Secondary fee frequency	Monthly
Land lease	No	Senior community	No
Association amenities	Sauna, Recreation Facilities, Tennis Court(s), Clubhouse, Playground, Fitness Center, Gated, Golf Course, Pool		
Association fee includes	Maintenance Grounds, Internet, Trash, Cable TV, Maintenance Structure		
Community features	Clubhouse, Pool, Golf, Playground, Fitness Center, Park, Tennis Court(s), Sidewalks, Restaurant		
Pets allowed	Yes		

Price & sale history

Asking price reduced by \$5,000 (1.4%) since first listed.

Date	Event	Price	Change
Jun 26, 2026	Price reduced MLS #S5142286	\$345,000	-1.4% -\$5,000
Jan 24, 2026	Listed for sale MLS #S5142286	\$350,000	—
Feb 24, 2025	Sold MLS #S5112125	\$335,000	—
Oct 23, 2024	Price reduced MLS #S5112125	\$335,000	-4% -\$14,000
Sep 11, 2024	Listed for sale MLS #S5112125	\$349,000	—

History may be incomplete.

Stellar MLS / IDX



The data relating to real estate displayed on this sell sheet comes in part from the Internet Data Exchange (IDX) Program of Stellar MLS. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings may be subject to prior sale or removal from sale; availability should always be independently verified. Listing information is provided for consumers' personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

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