



2259 Canyon Oak Dr Drive

\$275,000

Single Family Residence · Davenport, FL 33837

3

beds

2

baths

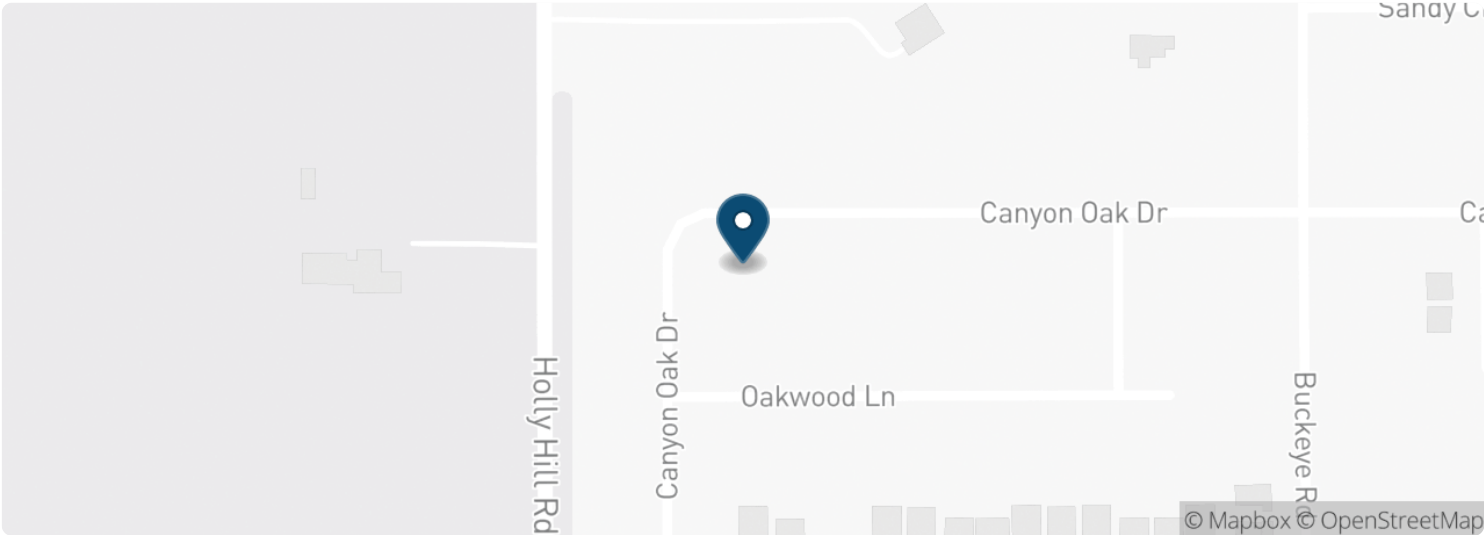
1,420

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2024	\$194	35 days	Sep 3, 2026	\$171 Annually	S5156822



Property overview

About this property

Short Sale. Nearly new 2024 home in Davenport, Florida, priced to stand out in the Polk County market! If you have been searching for an affordable newer home with a low HOA, resort style community amenities and convenient access to I 4 and US 27, 2259 Canyon Oak Drive deserves a closer look. Located in the Forest Lake community, this Casa Fresca Adora floor plan offers 3 bedrooms, 2 bathrooms, 1,420 square feet of living space, a 2 car garage and covered lanai, all in a thoughtfully designed single story layout. Beautiful vaulted ceilings extend throughout nearly the entire home, creating an open, airy feel that makes the home live larger than its square footage. Built in 2024 and exceptionally lightly lived in, this home still feels remarkably close to new. The secondary bedrooms and guest bathroom have seen minimal use, making this a great opportunity for buyers looking for the feel of newer construction without the wait of building from the ground up. The open concept kitchen, dining and living areas create a bright and inviting central gathering space. The kitchen features quartz countertops, white cabinetry and stainless steel appliances, along with a recently upgraded 24 inch built in Smart Top Control dishwasher in Matte White featuring a stainless steel tub, interior lighting and ultra quiet 39 dBA operation. The dishwasher includes a year to year extended warranty, while the remaining appliances are still covered under the original 5 year builder warranty. The primary suite is privately positioned toward the rear of the home and features vaulted ceilings, a walk in closet and ensuite bathroom. An accessibility grab bar has been added to the primary shower for additional safety and convenience. Additional features include double pane Low E windows, a smart thermostat, energy efficient HVAC and insulation, an irrigation system, interior laundry room, in wall pest control system and covered rear lanai. Forest Lake offers an impressive combination of amenities and affordability, with a low HOA of \$171 per year. Residents enjoy access to a beautiful resort style community swimming pool, playground and dog park, providing the benefits of a planned community without a substantial monthly HOA expense. Conveniently located in Davenport in Polk County, the home provides easy access to US 27, I 4, Posner Park, shopping, dining and everyday conveniences, with Walt Disney World, Orlando area attractions and major Central Florida employment centers within reach. Whether you are searching for a newer home in Davenport, a single story home in Polk County, a 3 bedroom home with vaulted ceilings, or a Central Florida home with a community pool and low HOA, this property offers an exceptional combination of condition, location, amenities and value. Short sale. Sale, price and terms are subject to third party lender approval.

Key features

LEVELS

One

LOT

5,662 sqft

FACES

North

PARKING

2-car garage

OUTDOOR

Rear Porch, Front Porch, Covered, Patio

COMMUNITY

Clubhouse, Pool, Playground, Park

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2024
Faces	North	Rooms	10
Building stories	1	Living area	1,420 sqft
Total building area	1,960 sqft	Architectural style	Contemporary
Levels	One	Bedrooms	3
Bathrooms	2	Full bathrooms	2
Cooling	Central Air, Humidity Control	Heating	Central, Heat Pump
Lot size	5,662 sqft	Construction materials	Block, Stucco, Concrete
Lot features	Level, Near Public Transit, City Lot	Roof	Shingle

Accommodation & amenities			
Appliances	Disposal, Exhaust Fan, Dryer, Refrigerator, Range Hood, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Carpet, Luxury Vinyl	Laundry	Washer Hookup, Inside, Laundry Room, Other, Electric Dryer Hookup
Patio and porch	Rear Porch, Front Porch, Covered, Patio	Window features	Low-Emissivity Windows, Insulated Windows, Window Treatments, Blinds, Double Pane Windows
Accessibility	Grip-Accessible Features		

Parking & access			
Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Paved, Asphalt
Security features	Smoke Detector(s), Security System Owned, Security System		

Community & HOA			
Primary association	TPS Association Management Services, LLC	Primary association fee	\$171
Primary fee frequency	Annually	Land lease	No
Senior community	No	Association amenities	Park, Playground, Pool
Community features	Clubhouse, Pool, Playground, Park	Pets allowed	Yes

Utilities & services	
Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected, Underground Utilities

Price & sale history

Date	Event	Price	Change
Sep 3, 2026	Listed for sale MLS #S5156822	\$275,000	—
May 17, 2024	Sold MLS #T3508108	\$349,995	—
Mar 12, 2024	Price reduced MLS #T3508108	\$349,995	-0.7% -\$2,599
Feb 28, 2024	Listed for sale MLS #T3508108	\$352,594	—

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