



1455 Rolling Fairway Drive

\$649,950

Single Family Residence · Davenport, FL 33896

9

beds

5

baths

3,909

sqft

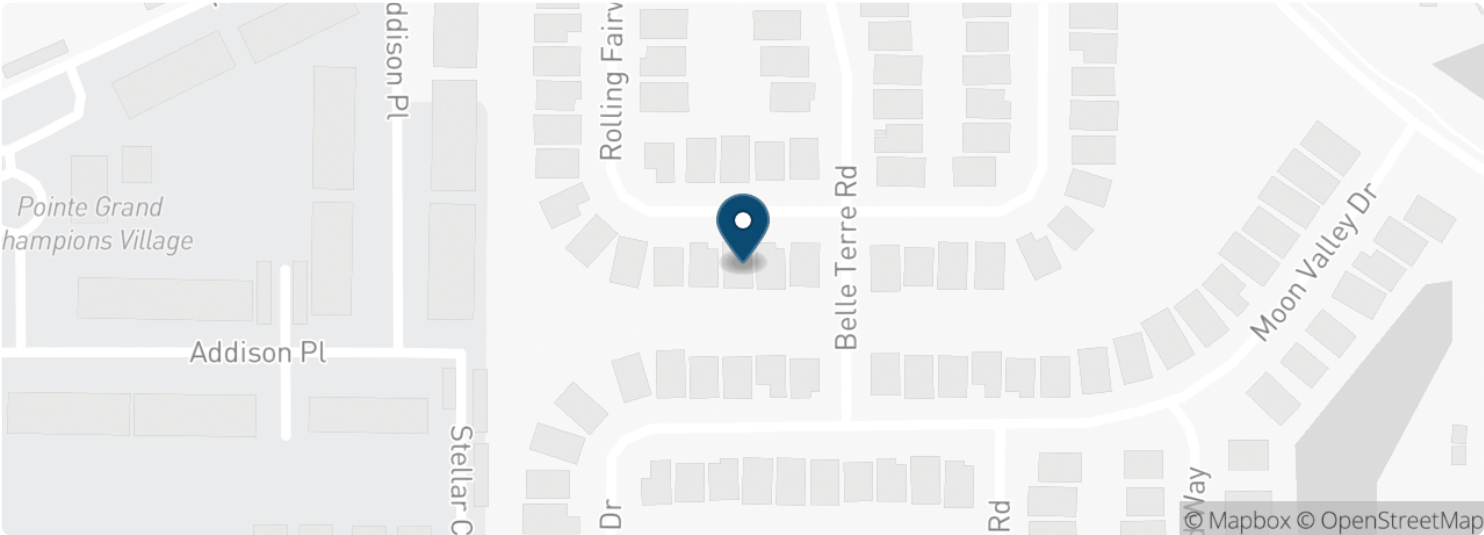
Private

pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2015	\$166	14 days	Sep 24, 2026	\$443 Monthly	S5158227



Property overview

About this property

Offered as a turnkey investment opportunity, the property has consistently generated more than \$100,000 in annual gross rental revenue, with over \$50,000 in future reservations already in place for 2027. Located within The Retreat at ChampionsGate, this exceptional 9-bedroom, 5-bathroom vacation rental home combines resort-style living, extensive guest accommodations and a strong established rental history. One of the home's standout features is its desirable south-facing pool and spa, providing excellent sun exposure throughout the day. A spacious full-width covered lanai offers welcome shade and an ideal setting for outdoor dining and relaxation. The professionally designed interior features upscale furnishings, custom décor and individually themed rooms. Most bedrooms include memory-foam mattresses and large high-definition TVs ranging from approximately 50" to 65". All bedrooms and the upstairs loft feature durable luxury vinyl flooring, while the main downstairs living areas, kitchen and bathrooms have ceramic tile flooring. Designed to accommodate large vacation groups, the home is currently configured to sleep up to 34 guests. The nine-bedroom layout includes five king bedrooms; two bunk rooms, each configured with a twin-over-full bunk, full-size trundle and twin-over-twin bunk; one bedroom with three queen beds; and one bedroom with two full-size beds. Additional space is available for cribs or fold-out beds. The spacious kitchen features dark wood cabinetry, granite countertops, stainless-steel appliances and a large breakfast bar with seating for five. The adjacent dining area seats approximately 12, while outdoor patio dining provides seating for approximately 16. Entertainment options include a dedicated game room with air hockey, pool table, oversized Connect 4 and basketball games. The outdoor pool area provides five loungers together with extensive seating and dining space, creating an inviting setting for enjoying the Florida climate. The south-facing rear of the property overlooks an expansive conservation area, complemented by established hedging that provides additional privacy around the pool deck. The Mediterranean-style exterior features a stucco façade, barrel-tile roof and decorative paver driveway and walkways. The property is conveniently located close to the Oasis Clubhouse, where ChampionsGate Resort amenities include resort-style pools, lazy river, dining, fitness facilities and recreational amenities. The home has been carefully maintained and recently received fresh exterior paint. Its excellent guest-review history further reflects the property's established appeal within the vacation rental market. Detailed historical income and expense information is available upon request. With an established rental history, substantial forward bookings, extensive guest capacity, south-facing private pool and desirable conservation outlook, this home presents an exceptional opportunity to acquire a proven vacation rental property within one of Central Florida's premier resort communities. Future reservations, rental income and historical performance are subject to applicable agreements and are not a guarantee of future results.

Key features

LEVELS
Two
LOT
6,098 sqft
FACES
North
PARKING
2-car garage
POOL
Screen Enclosure, In Ground, Heated · Spa In Ground, Heated
COMMUNITY
Clubhouse, Pool, Playground, Fitness Center, Park
HOA COVERS
Maintenance Grounds, Internet, Trash, Cable TV, Security, Maintenance Structure
PETS
Dogs OK, Cats OK

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2015
Faces	North	Rooms	13
Building stories	2	Living area	3,909 sqft
Total building area	4,820 sqft	Levels	Two
Bedrooms	9	Bathrooms	5
Full bathrooms	5	Cooling	Central Air
Heating	Central, Electric	Lot size	6,098 sqft
Construction materials	Block, Stucco	Roof	Tile

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Freezer, Ice Maker, Electric Water Heater, Microwave, Range, Washer, Dishwasher		
Flooring	Ceramic Tile, Luxury Vinyl	Laundry	Washer Hookup, Inside, Upper Level, Electric Dryer Hookup
Exterior features	Lighting	Pool features	Gunite, 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	Castle Group Management	Primary association fee	\$345
Primary fee frequency	Monthly	Secondary association	Championsgate Master Association Inc
Secondary association fee	\$98	Secondary fee frequency	Monthly
Land lease	No	Senior community	No
Association amenities	Maintenance, Security	Association fee includes	Maintenance Grounds, Internet, Trash, Cable TV, Security, Maintenance Structure
Community features	Clubhouse, Pool, Playground, Fitness Center, Park, Tennis Court(s), Restaurant	Pets allowed	Dogs OK, Cats OK

Utilities & services

Utilities	Cable Available, Water Connected, Phone Available, Sewer Available, Electricity Connected, Water Available, Electricity Available, Cable Connected, Sewer Connected		
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Price & sale history

Date	Event	Price	Change
Sep 24, 2026	Listed for sale MLS #S5158227	\$649,950	—
Sep 18, 2017	Sold MLS #O5495795	\$495,000	—
Apr 25, 2017	Price reduced MLS #O5495795	\$525,000	-1.9% -\$10,000
Mar 9, 2017	Listed for sale MLS #O5495795	\$535,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 12:01 AM EDT