

**G5019623****30457 JUBILEE WAY SORRENTO, 32776****County:** Lake**Subdiv:** EDEN ESTATES SUB**Beds:** 3**Baths:** 2/1**Pool:** None**Style:** Single Family Residence**Const Status:** Pre-Construction**Acreage:** 1/2 Acre to 1 Acre**Minimum Lease Period:** 8-12 Months**Garage:** Yes **Attch:** Yes **Spes:** 2 **Carport:** No **Spes:****Garage/Carport:** Driveway, Garage Faces Side**Location:** Cul-de-sac, Street Paved**Status:** Active**List Price:** \$548,300**Year Built:** 2020**Special Sale:** None**ADOM:** 155**CDOM:** 155**Proj Comp Date:** 10/31/2020**Pets:** Yes**SqFt Heated:** 2,694**Total SF:** 4,052**LP/SqFt:** \$203.53

Pre-Construction. To be built. THE CUSTOM STIRLING. This home features 2,694 sq ft of living space, including 3 beds 2.5 baths, den + 3-car garage on 1+/- ACRES. If you are seeking the opportunity to build your own home on an over-sized country lot that is situated on a quiet street, and within minutes to shopping and commuter routes, you can't pass this up! Enjoy the serenity found in desirable Eden Estates where large lots are graced with mature shade trees. Take the guesswork out of the building process when you utilize Kevco Builders, Inc. -- Lake County's most award-winning and trusted builder, who can guide you through the entire process. The Modern French Farmhouse plan includes tile in common areas, 5-1/4" crown molding and baseboard trim, tray ceilings, beautiful cabinetry, energy-efficient features, stacking sliders landscaping, sod, irrigation, and much more. The plan features an open floor plan with soaring 11 ft ceilings that are well defined by a stepped ceiling reaching 13 feet, a delightful great room with views to the backyard and beyond. The large kitchen is perfect for the most talented chefs with granite counter tops, stainless appliances, and large walk-in pantry. The luxurious master suite is equipped with an unbelievable master closet. Price includes lot, impact fees, \$10,000 towards lot clearance, and \$10,000 allowance for well and septic. All this in a country setting and just minutes to I-4 & SR 429 western beltway. Contact us today! Photos shown of a previously built home, actual options available differ.

Land, Site, and Tax Information**SE/TP/RG:** 31/19/28**Subd #:** 0500**Tax ID:** 31-19-28-0500-000-01000**Taxes:** \$474**Auction:****Auction Firm/Website:****Homestead:** No**Alt Key/Folio:****Lot Dimensions:** 203x48x288x214x328**Water Frontage:****Legal Description:** EDEN ESTATES SUB LOT 10 PB 49 PG 37-38 ORB 2925 PG 2408**Zoning:** R-1**Future Land Use:****Zoning Compatible:****Tax Year:** 2018**Auction Type:****Property Access:****Buyers Premium:****Complex/Community Name:****Lot Size Acres:** 1.00**Section #:****Block/Parcel:** 000**Front Exposure:** East**Lot #:** 10**Other Exemptions:****Additional Parcels:** No**Ownership:** Fee Simple**Lot Size (SF):** 43,560**Waterfront Feet:** 0**Floor Number:****CDD:** No**Annual CDD Fee:****Land Lease Fee:****Plat Book/Page:** 49-37-38**Flood Zone Code:** X, A**Interior Information****Air Conditioning:** Central Air**Heating and Fuel:** Central**Fireplace:** No**Utilities:** Cable Available**Sewer:** Septic Needed, Septic Tank**Interior Features:** Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat**Flooring Covering:** Carpet, Ceramic Tile, Wood**Security Features:** Smoke Detector(s)**SqFt Heated Source:** Builder**Water:** Well, Well Required**Appliances Included:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range**Additional Rooms:** Great Room, Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Master Bedroom	19x14	Master Bathroom	15x11	Kitchen	15x11	Dining Room	15x12
Great Room	22x20	Bedroom 2	12x11	Bedroom 3	15x11	Study/Den	15x12
Laundry	9x9	Dinette	11x10	Balcony/Porch/Lanai	44x11		

Exterior Information**Exterior Construction:** Block, Stone, Stucco**Roof:** Shingle**Exterior Features:** Irrigation System, Sliding Doors**Builder Name:** KEVCO BUILDERS, INC.**Description:****Garage Dimensions:** 29x27**Builder Model:** Stirling Custom**Community Information****HOA Fee Requirement:** Required**Other Fees:****HOA Fee:** 10.00**Elementary School:** Sorrento Elementary**Condo Fee:****HOA Payment Schedule:** Annually**FCHR Web:****Middle Or Junior School:** Mount Dora Middle**Pet Size Limit:****Monthly Maint Fee:****Max Pet Weight:****High School:** Mount Dora High**# of Pets:****Housing for Older Persons:** False**Pet Restrictions:****Realtor Information****List Agent:** Heather Hamilton**E-mail:** heather@lakedorahomes.com**Office:** RE/MAX PREMIER REALTY**Office Fax:****Team Name:****List Date:** 9/17/19**Owner:****Financing Available:** Cash, Conventional, Other, VA Loan**Spec List Type:** Exclusive Right To Sell**Single Agent:** 2.5%**Realtor Information:** Docs Available, Sign**Confidential Info:** Go To Site**Showing Instructions:** Go Direct**Driving Directions:** From Mount Dora, Take 46 East follow to CR 437, Make a right, Make a left on Adair, then a Left on Jubilee. Lot is at end of Cul-de- sac.**Realtor Remarks:** Taxes based on land only. Commissions are paid at slab pour. Additional Floor Plans are available. Kevco Builders, License CBC #1262458, is the Exclusive Builder for this lot. Closing Escrow: "Cricket" Payne | Seaplane Title | 380 W. Alfred Street Tavares, Florida 32778 | 352-343-6655 ext. 111**Agent ID:** 260502836**Agent Fax:** 480-393-4753**Office ID:** 26054589**Original Price:** \$630,000**Price Change:** 12/9/19**Previous Price:** \$630,000**Owner Phone:****MGMT Contact Info:** Al Dellgeottaglia**Bonus:****Non-Rep:** 1%**Agent Direct:** 352-552-1339**Agent 2 Phone:****Agent Cell:** 352-552-1339**Office Phone:** 352-434-0444**Call Center #:****LP/SqFt:** \$203.53**Listing Type:** Exclusive Right To Sell**Bonus Exp Date:****Trans Broker:** 2.5%