

**G5024398****1045 LAKE ARBOR COURT TAVARES, 32778****County:** Lake**Subdiv:** DORA LAKE ESTATES**Beds:** 3**Baths:** 2/0**Pool:** None**Style:** Single Family Residence**Const Status:** Pre-Construction**Acreage:** 1/4 Acre to 21779 Sq. Ft.**Minimum Lease Period:** No Minimum**Garage:** Yes **Attch:** Yes **Spes:** 2**Carport:** No **Spes:****Garage/Carport:****Location:****Status:** Active**List Price:** \$596,942**Year Built:** 2020**Special Sale:** None**ADOM:** 33**CDOM:** 33**Proj Comp Date:** 10/31/2020**Pets:** Yes**SqFt Heated:** 2,473**Total SF:** 3,350**LP/SqFt:** \$241.38

Pre-Construction. To be built. A .53 Acre lot with 117 waterfront feet on Lake Dora. THE STIRLING II. A model home whose 2,473 sq.ft. have been meticulously designed, and tastefully appointed with a variety of features that ensure you this: An elevated level of sophisticated living in the Lakefront Community of Dora Lake Estates. Style. It will greet you each and every time you step across the threshold. It is spacious, open with inviting features and an artful and elegant combination living/dining area. A floor plan that features 3 bedrooms, 2 baths plus study with well-designed space and boasts 5 1/4" crown molding in common areas, designer lighting, and energy-saving features. Taste. You will see it in your gourmet kitchen where a range of stainless appliances, granite counter tops, choice cabinetry, and breakfast bar allow you to explore your epicurean talents. Comfort. In the secluded master suite, you will find a bathroom complete with dual sinks, granite counter tops as well as an expansive walk-in closet. No need to look further. You have found your home. Kevco Builders -- Lake County's most award-winning and trusted builder with over 35 years experience. An overall Quality Award Winner in Past Parade of Homes. Price includes lot, home, and impact fees.

Land, Site, and Tax Information**SE/TP/RG:** 32/19/26**Subd #:** 0020**Tax ID:** 32-19-26-002000000200**Taxes:** \$1,284**Auction:****Auction Firm/Website:****Homestead:** No**Alt Key/Folio:****Lot Dimensions:** Irregular**Water Access:** Lake, Lake - Chain of Lakes**Water Frontage:** Lake**Water View:** Lake

Legal Description: TAVARES, DORA LAKE ESTATES SUB LOT 2--LESS FROM SW COR OF LOT 1 RUN S 89-40-17 E ALONG S LINE OF LOT 1 A DIST OF 127.89 FT FOR POB, CONT S 89-40-17 E 147 FT TO WATERS OF LAKE DORA & PT A, RETURN TO POB, RUN S 78-24-51 E 129 FT TO WATERS OF LAKE DORA, NE'LY ALONG SAID WATERS OF LAKE TO PT A & LESS BEG AT SW COR OF LOT 2, RUN S 54-35-48 E ALONG SW'LY BOUNDARY OF SAID LOT 2 A DIST OF 170 FT TO WATERS OF LAKE DORA & PT B, RETURN TO POB, SAID POINT BEING ON THE SE'LY R/W LINE OF LAKE ARBOR CT, SAID R/W BEING ON A CURVE CONCAVE NW'LY HAVING A RADIUS OF 100 FT, THENCE NE'LY ALONG SAID R/W LINE & CURVE THRU A CENTRAL ANGLE OF 05-44-42 AN ARC DIST OF 10.03 FT, THENCE S 54-35-48 E 87.67 FT, S 86-20-39

Lot Size Acres: 0.46**Section #:****Block/Parcel:** 000**Front Exposure:** West**Lot #:** 2**Other Exemptions:****Additional Parcels:** No**Ownership:** Fee Simple**Floor Number:****CDD:** No**Annual CDD Fee:****Land Lease Fee:****Plat Book/Page:** 61-75**Flood Zone Code:** X, AE**Interior Information****Air Conditioning:** Central Air**Heating and Fuel:** Central**Fireplace:** No**Utilities:** BB/HS Internet Available**Sewer:** Public Sewer

Interior Features: Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring Covering: Carpet, Ceramic Tile**Security Features:** Smoke Detector(s)**SqFt Heated Source:** Builder**Water:** Public**Appliances Included:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range**Additional Rooms:** Den/Library/Office, Great Room, Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Bedroom 2	12x10	Bedroom 3	12x12	Study/Den	14x13	Master Bedroom	18x14
Great Room	27x21	Kitchen	14x13	Dining Room	13x9	Balcony/Porch/Lanai	19x10

Exterior Information**Exterior Construction:** Block, Stone, Stucco**Roof:** Shingle**Exterior Features:** Irrigation System, Sliding Doors**Builder Name:** Kevco Builders, Inc.**Description:****Garage Dimensions:** 26x21**Builder Model:** Stirling II**Community Information****HOA Fee Requirement:** None**Other Fees:****HOA Fee:** 1.00**Elementary School:** Tavares Elem**Condo Fee:****HOA Payment Schedule:** Annually**FCHR Web:****Pet Size Limit:****Monthly Maint Fee:****Max Pet Weight:****# of Pets:** 2**Housing for Older Persons:** False**Pet Restrictions:** Maximum 2 per type of pet. S**Middle Or Junior School:** Tavares Middle=Tavares M**High School:** Tavares High**Realtor Information****List Agent:** Heather Hamilton**E-mail:** heather@lakedorahomes.com**Office:** RE/MAX PREMIER REALTY**Office Fax:****Team Name:****List Date:** 1/16/20**Owner:****Financing Available:** Cash, Conventional, VA Loan**Spec List Type:** Exclusive Right To Sell**Single Agent:** 3%**Realtor Information:** Docs Available, Sign**Confidential Info:** Go To Site**Showing Instructions:** Go Direct**Driving Directions:** Head south on N Duncan Dr toward W Alfred St 1.0 mi, Turn left onto Wells Ave 0.1 mi, Turn right onto Mansfield Rd., 0.3 mi, Slight left onto Lake Arbor.

Realtor Remarks: Contact Heather Hamilton (352-552-1339) for further info. Additional lots available. KEVCO Builders (LIC #CBC1262458), exclusive builder. Closing/ Title Company: Seaplane Title / Donna Hall / dlh@wssattorneys.com 380 W. Alfred St. Tavares - 352-343-6655 x 113. HOA Capital Contribution fee of \$300 due at closing. Price includes lot, home, and impact fees.

Agent ID: 260502836**Agent Fax:** 480-393-4753**Office ID:** 26054589**Original Price:** \$596,942**Price Change:****Previous Price:****Owner Phone:****MGMT Contact Info:** Brian Martin**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:** \$241.38**Listing Type:** Exclusive Right To Sell**Bonus Exp Date:****Trans Broker:** 3%