



<b>County:</b> Lake	<b>Status:</b> Active
<b>Subdiv:</b> DORA LAKE ESTATES	<b>List Price:</b> \$220,000
<b>Beds:</b>	<b>Year Built:</b>
<b>Baths:</b>	<b>Special Sale:</b> None
<b>Pool:</b> None	<b>ADOM:</b> 10
<b>Style:</b> Residential	<b>CDOM:</b> 10
<b>Const Status:</b>	<b>Proj Comp Date:</b>
<b>Acreage:</b> 1/2 Acre to 1 Acre	<b>Pets:</b> Yes
<b>Minimum Lease Period:</b>	<b>SqFt Heated:</b>
<b>Garage:</b> <b>Attch:</b> <b>Spcs:</b> <b>Carport:</b> <b>Spcs:</b>	<b>Total SF:</b>
<b>Garage/Carport:</b>	<b>LP/SqFt:</b> \$9.91
<b>Location:</b>	

BREATHTAKING AND RARE OPPORTUNITY. Positioned along the shores of beautiful Lake Dora, this 0.51 acre home site boasts over 113 feet of water frontage and spectacular sunrises and lake views. With direct access to the highly desirable Harris Chain of Lakes, the lot presents one of the last remaining opportunities to build a custom lakefront residence. The width and depth of this lot offer endless home design possibilities. Since 1980, Kevco Builders has been setting the standard for stability, flexibility, quality and value. As Central Florida's most award winning -- and Lake County's #1 custom home builder - Kevco Builders prides itself of its approach to the process, its customer relationships and communication. Whether bringing your own architectural plans, customizing one of Kevco's from its extensive award winning collection of standard and Energy Smart floor plans, or starting from scratch with their exclusive in-house 2D/3D digital design specialist, Kevco can make your dream home a reality. This lot affords loads of privacy in a nature-filled location. Several other lakefront lots available. Just 45 minutes from both Orlando and The Villages.

#### Land, Site, and Tax Information

<b>SE/TP/RG:</b> 32/19/26	<b>Zoning:</b> RMF-2	<b>Section #:</b>	<b>Floor Number:</b>
<b>Subd #:</b>	<b>Future Land Use:</b>	<b>Block/Parcel:</b> 000	<b>CDD:</b>
<b>Tax ID:</b> 32-19-26002000000400	<b>Zoning Compatible:</b>	<b>Front Exposure:</b> Northwest	<b>Annual CDD Fee:</b>
<b>Taxes:</b> \$1,196	<b>Tax Year:</b> 2018	<b>Lot #:</b> 4	<b>Land Lease Fee:</b>
<b>Auction:</b>	<b>Auction Type:</b>	<b>Other Exemptions:</b>	<b>Plat Book/Page:</b> 61-75-76
<b>Auction Firm/Website:</b>	<b>Property Access:</b>	<b>Additional Parcels:</b> No	
<b>Homestead:</b>	<b>Buyers Premium:</b>	<b>Ownership:</b> Fee Simple	
<b>Alt Key/Folio:</b>	<b>Complex/Community Name:</b>		
<b>Lot Dimensions:</b> 113x217x100x206	<b>Lot Size Acres:</b> 0.51	<b>Lot Size (SF):</b> 22,196	<b>Flood Zone Code:</b> AE
<b>Water Frontage:</b>		<b>Waterfront Feet:</b> 0	
<b>Legal Description:</b> TAVARES, DORA LAKE ESTATES SUB LOT 4 PB 61 PG 75-76 ORB 4254 PG 2106			

#### Interior Information

<b>Air Conditioning:</b>	<b>Flooring Covering:</b>
<b>Heating and Fuel:</b>	<b>Security Features:</b>
<b>Fireplace:</b>	<b>SqFt Heated Source:</b>
<b>Utilities:</b> BB/HS Internet Capable	
<b>Sewer:</b> Public Sewer	<b>Water:</b> Public
<b>Interior Features:</b>	

**Appliances Included:**

#### Exterior Information

#### Community Information

<b>HOA Fee Requirement:</b> Required	<b>Condo Fee:</b>	<b>Pet Size Limit:</b>	<b># of Pets:</b>
<b>Other Fees:</b>	<b>HOA Payment Schedule:</b> Monthly	<b>Monthly Maint Fee:</b>	<b>Housing for Older Persons:</b>
<b>HOA Fee:</b> 10.00	<b>FCHR Web:</b>	<b>Max Pet Weight:</b>	<b>Pet Restrictions:</b>
<b>Elementary School:</b> Tavares Elem	<b>Middle Or Junior School:</b> Tavares Middle=Tavares M	<b>High School:</b> Tavares High	

#### Realtor Information

<b>List Agent:</b> Heather Hamilton	<b>Agent ID:</b> 260502836	<b>Agent Direct:</b> 352-552-1339
<b>E-mail:</b> heather@lakedorahomes.com	<b>Agent Fax:</b> 480-393-4753	<b>Agent 2 Phone:</b>
<b>Office:</b> RE/MAX PREMIER REALTY	<b>Office ID:</b> 26054589	<b>Agent Cell:</b> 352-552-1339
<b>Office Fax:</b>	<b>Original Price:</b> \$220,000	<b>Office Phone:</b> 352-434-0444
<b>Team Name:</b>	<b>Price Change:</b>	<b>Call Center #:</b>
<b>List Date:</b> 2/9/20	<b>Previous Price:</b>	<b>LP/SqFt:</b> \$9.91
<b>Owner:</b>	<b>Owner Phone:</b>	<b>Listing Type:</b> Exclusive Right To Sell
<b>Financing Available:</b>	<b>MGMT Contact Info:</b> Brian Martin	
<b>Spec List Type:</b> Exclusive Right To Sell	<b>Bonus:</b>	<b>Bonus Exp Date:</b>
<b>Single Agent:</b> 3%	<b>Non-Rep:</b> 1%	<b>Trans Broker:</b> 3%
<b>Showing Instructions:</b> Call Agent 2, Go Direct		
<b>Driving Directions:</b> 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 Ct 420 ft, Turn left onto Sea Pines Ct. Look For Sign.		
<b>Realtor Remarks:</b> Contact Francine Sell (352)636-6007 or 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.		