



**G4847488**

**378 LAKE STREET UMATILLA, 32784**

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|--|-----------------------------------|
| <b>County:</b> Lake  | <b>Status:</b> Active             |
| <b>Subdiv:</b> VISTA OAKS  | <b>List Price:</b> \$235,585      |
| <b>Beds:</b> 4   | <b>Year Built:</b> 2020           |
| <b>Baths:</b> 2/0  | <b>Special Sale:</b> None         |
| <b>Pool:</b> None  | <b>ADOM:</b> 676                  |
| <b>Style:</b> Single Family Residence  | <b>CDOM:</b> 676                  |
| <b>Const Status:</b> Pre-Construction  | <b>Proj Comp Date:</b> 05/31/2020 |
| <b>Acreage:</b> 1/2 Acre to 1 Acre   | <b>Pets:</b> Yes                  |
| <b>Minimum Lease Period:</b> No Minimum  | <b>SqFt Heated:</b> 1,618         |
| <b>Garage:</b> Yes <b>Attch:</b> Yes <b>Spes:</b> 2 <b>Carport:</b> <b>Spes:</b> | <b>Total SF:</b> 2,202            |
| <b>Garage/Carport:</b>   | <b>LP/SqFt:</b> \$145.60          |
| <b>Location:</b> In County, Level/Flat, Street Paved                             |                                   |

PRE-CONSTRUCTION. TO BE BUILT. THE JOSEPH FLOOR PLAN. WELCOME TO VISTA MANOR, A NEW HOME COMMUNITY (9 homes) located in the heart of charming Umatilla. This beautifully designed home, the Joseph plan, maximizes space to create an incredible single-story, single-family residence with a traditional look you are sure to love. The foyer leads you to an open floor plan that features 4 bedrooms, 2 baths with 1,618 sq.ft. of well-designed space and boasts beautiful bathrooms, crown molding in all common areas, designer lighting, and energy saving features. The gourmet kitchen comes complete with granite counter tops, breakfast bar, maple wood cabinetry, dishwasher, range, microwave and a pantry to satisfy all of your culinary needs. 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. What a great lifestyle and an unbelievable value! This home is pre-construction, Built by Kevco Builders -- Lake County's most award-winning and trusted builder with over 35 years of experience. This home is offered with a builder warranty and Seller will assist with \$3,000 towards Buyers closing costs with approved lender. This is a must see. Call today!

#### Land, Site, and Tax Information

|   |   |  |   |
|---|---|--|---|
| <b>SE/TP/RG:</b> 12/18/26<br><b>Subd #:</b> 0010<br><b>Tax ID:</b> 12-18-26-001100000300<br><b>Taxes:</b> \$109<br><b>Auction:</b><br><b>Auction Firm/Website:</b><br><b>Homestead:</b> No<br><b>Alt Key/Folio:</b> | <b>Zoning:</b> R-12<br><b>Future Land Use:</b><br><b>Zoning Compatible:</b> Yes<br><b>Tax Year:</b> 2018<br><b>Auction Type:</b><br><b>Property Access:</b><br><b>Buyers Premium:</b><br><b>Complex/Community Name:</b> | <b>Section #:</b><br><b>Block/Parcel:</b> 000<br><b>Front Exposure:</b> South<br><b>Lot #:</b> 3<br><b>Other Exemptions:</b> No<br><b>Additional Parcels:</b> No<br><b>Ownership:</b> Fee Simple | <b>Floor Number:</b><br><b>CDD:</b> No<br><b>Annual CDD Fee:</b><br><b>Land Lease Fee:</b><br><b>Plat Book/Page:</b> 63-27-28 |
| <b>Lot Dimensions:</b> 81x305<br><b>Water Frontage:</b><br><b>Legal Description:</b> UMATILLA, VISTA MANOR SUB LOT 3 PB 63 PG 27-28 ORB 5083 PG 1572  | <b>Lot Size Acres:</b> 0.57   | <b>Lot Size (SF):</b> 24,829<br><b>Waterfront Feet:</b> 0  | <b>Flood Zone Code:</b> X   |

#### Interior Information

**Air Conditioning:** Central Air  
**Heating and Fuel:** Central  
**Fireplace:** No  
**Utilities:** Cable Available, Electricity Connected, Underground Utilities  
**Sewer:** Public Sewer  
**Interior Features:** Attic, Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), Open Floorplan, Split Bedroom, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)  
**Additional Rooms:** Attic, Breakfast Room Separate, Foyer, Great Room, Inside Utility

| Room                | Dimensions | Room      | Dimensions | Room            | Dimensions | Room           | Dimensions |
|---------------------|------------|-----------|------------|-----------------|------------|----------------|------------|
| Bedroom 2           | 12x11      | Bedroom 3 | 11x11      | Bedroom 4       | 11x11      | Dining Room    | 11x10      |
| Great Room          | 20x19      | Kitchen   | 11x10      | Master Bathroom |            | Master Bedroom | 15x14      |
| Balcony/Porch/Lanai | 16x10      |           |            |                 |            |                |            |

#### Exterior Information

**Exterior Construction:** Block, Stone, Stucco  
**Roof:** Shingle  
**Exterior Features:** French Doors, Irrigation System  
**Builder Name:** Kevco Builders, Inc

**Description:**  
**Garage Dimensions:**  
**Builder Model:** Joseph

#### Community Information

|   |  |   |   |
|---|--|---|---|
| <b>HOA Fee Requirement:</b> Required<br><b>Other Fees:</b><br><b>HOA Fee:</b> 500.00<br><b>Elementary School:</b> Umatilla Elem | <b>Condo Fee:</b><br><b>HOA Payment Schedule:</b> Annually<br><b>FCHR Web:</b> | <b>Pet Size Limit:</b><br><b>Monthly Maint Fee:</b><br><b>Max Pet Weight:</b> | <b># of Pets:</b><br><b>Housing for Older Persons:</b> False<br><b>Pet Restrictions:</b> Per Lake County guideline. |
|   | <b>Middle Or Junior School:</b> Umatilla Middle                                | <b>High School:</b> Umatilla High   |   |

#### Realtor Information

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|--|--|--|
| <b>List Agent:</b> Heather Hamilton<br><b>E-mail:</b> heather@lakedorahomes.com<br><b>Office:</b> RE/MAX PREMIER REALTY<br><b>Office Fax:</b><br><b>Team Name:</b><br><b>List Date:</b> 10/6/17<br><b>Owner:</b><br><b>Financing Available:</b> Cash, Conventional, FHA, VA Loan<br><b>Spec List Type:</b> Exclusive Right To Sell<br><b>Single Agent:</b> 3.0%<br><b>Realtor Information:</b> Brochure Available, Floor Plan Available<br><b>Confidential Info:</b> Go To Site<br><b>Showing Instructions:</b> Call Listing Agent<br><b>Driving Directions:</b> 19 N. towards Umatilla, (L) onto Lake St. Lots are on the right hand side. Look for sign.<br><b>Realtor Remarks:</b> Commission paid at closing. Additional Floor Plans available. Taxes based on land only. Please contact Heather Hamilton (352) 552-1339 for further info. Home is offered with a builder warranty. Seller will assist with \$3,000 towards Buyers closing costs w/ approved lender. Kevco Builder's Lic#: CBC1262458. Pictures of a recently completed model. Cricket Payne/Robert Q. Williams, P.A.-380 W. Alfred St. Tavares - #352-343-6655 x 7 - realestate@wssattorneys.com. One time initiation fee of \$250. | <b>Agent ID:</b> 260502836<br><b>Agent Fax:</b> 480-393-4753<br><b>Office ID:</b> 26054589<br><b>Original Price:</b> \$214,900<br><b>Price Change:</b> 8/9/19<br><b>Previous Price:</b> \$229,900<br><b>Owner Phone:</b><br><b>MGMT Contact Info:</b><br><b>Bonus:</b><br><b>Non-Rep:</b> 1% | <b>Agent Direct:</b> 352-552-1339<br><b>Agent 2 Phone:</b><br><b>Agent Cell:</b> 352-552-1339<br><b>Office Phone:</b> 352-434-0444<br><b>Call Center #:</b><br><b>LP/SqFt:</b> \$145.60<br><b>Listing Type:</b> Exclusive Right To Sell<br><b>Bonus Exp Date:</b><br><b>Trans Broker:</b> 3.0% |
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