



G5024310

LOT 7 SEA PINES COURT TAVARES, 32778

County: Lake	Status: Active
Subdiv: DORA LAKE ESTATES	List Price: \$230,000
Beds:	Year Built:
Baths:	Special Sale: None
Pool: None	ADOM: 41
Style: Residential	CDOM: 41
Const Status:	Proj Comp Date:
Acreage: 1/2 Acre to 1 Acre	Pets:
Minimum Lease Period:	SqFt Heated:
Garage: Attch: Spcs: Carport: Spcs:	Total SF:
Garage/Carport:	LP/SqFt: \$8.95
Location: Cul-de-sac, In City Limits	

BREATHTAKING AND RARE OPPORTUNITY. Positioned along the shores of beautiful Lake Dora, this 0.59+/- acre home site boasts over 131 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

SE/TP/RG: 32/19/26	Zoning: RMF-2	Section #:	Floor Number:
Subd #: 0020	Future Land Use:	Block/Parcel: 000	CDD:
Tax ID: 32-19-26-002000000700	Zoning Compatible:	Front Exposure: Northwest	Annual CDD Fee:
Taxes: \$1,196	Tax Year: 2018	Lot #: 7	Land Lease Fee:
Auction:	Auction Type:	Other Exemptions:	Plat Book/Page: 61-75-76
Auction Firm/Website:	Property Access:	Additional Parcels: No	
Homestead:	Buyers Premium:	Ownership: Fee Simple	
Alt Key/Folio:	Complex/Community Name:		
Lot Dimensions: Irregular	Lot Size Acres: 0.59	Lot Size (SF): 25,697	Flood Zone Code: X, AE
Water Access: Lake, Lake - Chain of Lakes		Water Name(s): LAKE DORA	
Water Frontage: Lake - Chain of Lakes		Waterfront Feet: 131	
Water View: Lake, Lake - Chain of Lakes		Water Extras: Skiing Allowed	
Legal Description: TAVARES, DORA LAKE ESTATES SUB LOT 7 PB 61 PG 75-76 ORB 4254 PG 2106			

Interior Information

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

Exterior Information

Community Information

HOA Fee Requirement: None	Condo Fee:	Pet Size Limit:	# of Pets:
Elementary School: Tavares Elem	Middle Or Junior School: Tavares Middle=Tavares M	High School: Tavares High	

Realtor Information

List Agent: Heather Hamilton	Agent ID: 260502836	Agent Direct: 352-552-1339
E-mail: heather@lakedorahomes.com	Agent Fax: 480-393-4753	Agent 2 Phone:
Office: RE/MAX PREMIER REALTY	Office ID: 26054589	Agent Cell: 352-552-1339
Office Fax:	Original Price: \$230,000	Office Phone: 352-434-0444
Team Name:	Price Change:	Call Center #:
List Date: 1/9/20	Previous Price:	LP/SqFt: \$8.95
Owner:	Owner Phone:	Listing Type: Exclusive Right To Sell
Financing Available: Cash, Conventional, VA Loan	MGMT Contact Info: Brian Martin	
Spec List Type: Exclusive Right To Sell	Bonus:	Bonus Exp Date:
Single Agent: 3%	Non-Rep: 1%	Trans Broker: 3%
Realtor Information: Docs Available, Sign		
Confidential Info: Go To Site		
Showing Instructions: Call Listing Agent, 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 Ct 420 ft, Turn left onto Sea Pines Ct. Look For Sign.		
Realtor Remarks: 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.		