

**G5024912****TBD BELLE OAK DR LOT 22 LEESBURG, 34748**

<b>County:</b> Lake	<b>Status:</b> Active
<b>Subdiv:</b> ARBORS OF LAKE HARRIS	<b>List Price:</b> \$30,000
<b>Beds:</b>	<b>Year Built:</b>
<b>Baths:</b>	<b>Special Sale:</b> None
<b>Pool:</b> Community	<b>ADOM:</b> 34
<b>Style:</b> Residential	<b>CDOM:</b> 34
<b>Const Status:</b>	<b>Proj Comp Date:</b>
<b>Acreage:</b> 1/4 Acre to 21779 Sq. Ft.	<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> \$1.39
<b>Location:</b> Street Paved	

Available Lot in the Arbors of Lake Harris w/canal access to Chain of Lakes. Boat dock with boat slips, park and community pool for residents. Great community close to town, paved streets, gated community pool, clubhouse, picnic area, mature setting with grandfather oak trees and florida native plants, great investment opportunity. HOA fees are not due until house is completely built. School impact fees have been paid. If you are seeking the opportunity to build your own home, and within minutes to shopping, dining and commuter routes, you can't pass this up! Take the guesswork out of the building process when you utilize Kevco Builders, Inc. -- Lake County's most award-winning and trusted builder with over 35 years of experience. Take advantage of this fantastic opportunity. Kevco Builders offers both a "blank canvas" to help you design your custom dream home from the ground-up, or a selection of award-winning floor plans which you can use as an inspiration to customize or build as-is. Adjacent Association (The Oaks of Leesburg) offers owners in The Arbors the use of pool and boat slips for \$40/month. Additional boat slips are on a first-come-first-serve basis.

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 26/19/24 <b>Subd #:</b> 3610 <b>Tax ID:</b> 26-19-24-3610-000-02200 <b>Taxes:</b> \$289 <b>Auction:</b> <b>Auction Firm/Website:</b> <b>Homestead:</b> <b>Alt Key/Folio:</b> 3364465	<b>Zoning:</b> <b>Future Land Use:</b> 0000 <b>Zoning Compatible:</b> <b>Tax Year:</b> 2019 <b>Auction Type:</b> <b>Property Access:</b> <b>Buyers Premium:</b> <b>Complex/Community Name:</b>	<b>Section #:</b> <b>Block/Parcel:</b> 200 <b>Front Exposure:</b> North <b>Lot #:</b> 02200 <b>Other Exemptions:</b> <b>Additional Parcels:</b> Yes <b>Ownership:</b> Fee Simple	<b>Floor Number:</b> <b>CDD:</b> <b>Annual CDD Fee:</b> <b>Land Lease Fee:</b> <b>Plat Book/Page:</b> 0032/0031
<b>Lot Dimensions:</b> Irregular <b>Water Access:</b> Lake, Lake - Chain of Lakes <b>Water Frontage:</b> <b>Water View:</b>	<b>Lot Size Acres:</b> 0.48	<b>Lot Size (SF):</b> 21,558 <b>Water Name(s):</b> LAKE HARRIS <b>Waterfront Feet:</b> 0 <b>Water Extras:</b> Skiing Allowed	<b>Flood Zone Code:</b> X, AE
<b>Legal Description:</b> LEESBURG, THE ARBORS OF LAKE HARRIS SUB LOT 22 PB 32 PGS 31-33 ORB 2892 PG 121			

**Interior Information**

<b>Air Conditioning:</b> <b>Heating and Fuel:</b> <b>Fireplace:</b> <b>Utilities:</b> BB/HS Internet Available, BB/HS Internet Capable, Other, Sewer Available, Water Available <b>Sewer:</b> None, Public Sewer <b>Interior Features:</b>	<b>Flooring Covering:</b> <b>Security Features:</b> <b>SqFt Heated Source:</b>  <b>Water:</b> Public
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**Appliances Included:****Exterior Information****Community Information**

<b>HOA Fee Requirement:</b> None	<b>Condo Fee:</b>	<b>Pet Size Limit:</b>	<b># of Pets:</b>
<b>Community Features:</b> Deed Restrictions, Pool			
<b>Elementary School:</b> Leesburg Elementary	<b>Middle Or Junior School:</b> Oak Park Middle	<b>High School:</b> Leesburg High	

**Realtor Information**

<b>List Agent:</b> Heather Hamilton <b>E-mail:</b> heather@lakedorahomes.com <b>Office:</b> RE/MAX PREMIER REALTY <b>Office Fax:</b> <b>Team Name:</b> <b>List Date:</b> 1/16/20 <b>Owner:</b> <b>Financing Available:</b> Cash, Conventional, VA Loan <b>Spec List Type:</b> Exclusive Right To Sell <b>Single Agent:</b> 3% <b>Realtor Information:</b> Sign <b>Confidential Info:</b> Go To Site <b>Showing Instructions:</b> Call Listing Agent, Go Direct <b>Driving Directions:</b> Highway 27 North to Rte. 44 bypass (Dixie Avenue). Right on South Street. Right into The Arbors. Look for sign. <b>Realtor Remarks:</b> For additional questions contact Francine Sell 352-636-6007 or Heather 352-552-1339. Kevco Builders, Inc LIC # CBC 1262458 is the exclusive builder. Closing/Escrow: Sea Plane Title - Donna Hall   dlh@wssattorneys.com   352-343-6655ext 113   380 W. Alfred St., Tavares, FL 32778. Adjacent Association (The Oaks of Leesburg) offers owners in The Arbors the use of pool and boat slips for \$40/month. Additional boat slips are on a first-come-first-serve basis.	<b>Agent ID:</b> 260502836 <b>Agent Fax:</b> 480-393-4753 <b>Office ID:</b> 26054589 <b>Original Price:</b> \$30,000 <b>Price Change:</b> <b>Previous Price:</b> <b>Owner Phone:</b> <b>MGMT Contact Info:</b> <b>Bonus:</b> <b>Non-Rep:</b> 1%	<b>Agent Direct:</b> 352-552-1339 <b>Agent 2 Phone:</b> <b>Agent Cell:</b> 352-552-1339 <b>Office Phone:</b> 352-434-0444 <b>Call Center #:</b> <b>LP/SqFt:</b> \$1.39 <b>Listing Type:</b> Exclusive Right To Sell  <b>Bonus Exp Date:</b> <b>Trans Broker:</b> 3%
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