



County: Lake
Subdiv: DORA LAKE ESTATES
Beds: 3
Baths: 2/0
Pool: None
Style: Single Family Residence
Const Status: Pre-Construction
Acreage: 1/2 Acre to 1 Acre
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spes:** 2 **Carport:** No **Spes:**
Garage/Carport:
Location:

Status: Active
List Price: \$494,543
Year Built: 2020
Special Sale: None
ADOM: 10
CDOM: 10
Proj Comp Date: 10/31/2020
Pets: Yes
SqFt Heated: 1,619
Total SF: 2,389
LP/SqFt: \$305.46

Pre-Construction. To be built. 100 FT OF DIRECT FRONTAGE on LAKE DORA. The Campagna a 3 Bed 2 Bath + Den. Built by Kevco Builders, Inc. Lake County's Most Award-Winning Custom home Builder, whose split plan has an owner Master Suite with a full, luxurious Bathroom, 10' detailed ceilings, and dual closets. The Kitchen with an eating island promotes family gatherings. It is open to the main areas giving it a large feel. The rear Covered Lanai offers a wonderful outdoor entertaining area. It is easily accessible from the Great Room through French Doors. The split bedrooms and baths have privacy from the main area. The additional room can be a fourth Bedroom, Study, or Bonus Room. Designed into the Campagna House Plan, are exclusive energy-saving techniques that when built to specs, can result in a 50% savings when compared to other new homes, 60-70% when compared to older homes. So many fine details make this home a first choice for the discriminating homeowner. You don't want to miss seeing this one. Contact us today. Price includes lot, home, and impact fees.

Land, Site, and Tax Information

SE/TP/RG: 32/19/26 Subd #: Tax ID: 32-19-26-0020-000-00400 Taxes: \$1,196 Auction: Auction Firm/Website: Homestead: No Alt Key/Folio: Lot Dimensions: Water Access: Lake, Lake - Chain of Lakes Water Frontage: Lake Water View: Lake, Lake - Chain of Lakes Legal Description: TAVARES, DORA LAKE ESTATES SUB LOT 4 PB 61 PG 75-76 ORB 4254 PG 2106	Zoning: RMF-2 Future Land Use: Zoning Compatible: Tax Year: 2018 Auction Type: Property Access: Buyers Premium: Complex/Community Name: Lot Size Acres: 0.51	Section #: Block/Parcel: 000 Front Exposure: Northwest Lot #: 4 Other Exemptions: Additional Parcels: No Ownership: Fee Simple Lot Size (SF): 22,196 Water Name(s): LAKE DORA Waterfront Feet: 100 Water Extras: Skiing Allowed	Floor Number: CDD: No Annual CDD Fee: Land Lease Fee: Plat Book/Page: 61-75-76 Flood Zone Code: AE
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Interior Information

Air Conditioning: Central Air
Heating and Fuel: Central
Fireplace: No
Utilities: Cable Available
Sewer: Public Sewer
Interior Features: Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Flooring Covering: Carpet, Ceramic Tile
Security Features:
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
Master Bedroom	15x12	Bedroom 2	11x10	Bedroom 3	11x10	Office	10x10
Great Room	16x16	Dining Room	11x10	Kitchen	11x10		

Exterior Information

Exterior Construction: Block, Stone, Stucco
Roof: Shingle
Exterior Features: Irrigation System, Sliding Doors
Builder Name: Kevco Builders, Inc.
Description:
Garage Dimensions: 20x22
Builder Model: Campagna

Community Information

HOA Fee Requirement: Required Other Fees: HOA Fee: 10.00 Elementary School: Tavares Elem	Condo Fee: HOA Payment Schedule: Monthly FCHR Web:	Pet Size Limit: Monthly Maint Fee: Max Pet Weight:	# of Pets: Housing for Older Persons: False Pet Restrictions:
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: 2/9/20 Owner: Financing Available: Cash, Conventional, VA Loan Spec List Type: Exclusive Right To Sell Single Agent: 3% 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 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. \$300 Capital Contribution fee to HOA. HOA and Pre-determined fee schedules have not yet been established.	Agent ID: 260502836 Agent Fax: 480-393-4753 Office ID: 26054589 Original Price: \$494,543 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: \$305.46 Listing Type: Exclusive Right To Sell Bonus Exp Date: Trans Broker: 3%
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