



County: Lake
Subdiv: LOCH LEVEN
Beds: 3
Baths: 3/1
Pool: None
Style: Single Family Residence
Const Status: Pre-Construction
Acreage: 1/4 Acre to 21779 Sq. Ft.
Minimum Lease Period: 8-12 Months
Garage: Yes **Attch:** Yes **Spes:** 3 **Carport:** **Spes:**
Garage/Carport:
Location: In City Limits, Sidewalks, Street Paved

Status: Active
List Price: \$573,700
Year Built: 2020
Special Sale: None
ADOM: 689
CDOM: 1,081
Proj Comp Date: 05/31/2020
Pets: Yes
SqFt Heated: 3,367
Total SF: 4,966
LP/SqFt: \$170.39

PRE-CONSTRUCTION. TO BE BUILT. The SEVILLE MODEL. An incredible single-story residence that is affordable (\$559,900), spacious (4,966 sq.ft. total), and eminently livable (3-bed, 3 1/2-bath open floor plan). Above all, your home is in the premier gated community of Mount Dora's Loch Leven. This residence boasts granite kitchen with designer stainless steel appliances, stunning baths, and a 26x30 Formal Living and Dining room that's the central feature of this 3,367 sq.ft. floor plan and connects the kitchen, a large 41x15 screened lanai with tuck-away sliding glass doors and a 20x19 family room. The master suite offers easy access to the lanai through french doors and boasts his and her walk-in closets on the way to the master bathroom featuring his and her vanities and a garden tub. This plan also features two additional large bedrooms and an open courtyard. Just 45 minutes from both Orlando and the Villages, it sits across from the picturesque New England-style village of Mount Dora with its galleries, sidewalk cafes, and full calendar of festivals.

Land, Site, and Tax Information

SE/TP/RG: 17/19/27 Subd #: 1221 Tax ID: 17-19-27-122100012900 Taxes: \$1,497 Auction: Auction Firm/Website: Homestead: No Alt Key/Folio: Lot Dimensions: 100x198 Water Access: Lake Water Frontage: Lake Water View: Lake Legal Description: MOUNT DORA, LOCH LEVEN PHASE FIVE SUB LOT 129 PB 53 PG 45-46 ORB 4471 PG 1706	Zoning: R-1A Future Land Use: Zoning Compatible: Yes Tax Year: 2018 Auction Type: Property Access: Buyers Premium: Complex/Community Name: Lot Size Acres: 0.44	Section #: Block/Parcel: 000 Front Exposure: North Lot #: 129 Other Exemptions: No Additional Parcels: No Ownership: Fee Simple Lot Size (SF): 19,099 Water Name(s): LAKE MAGGIORE Waterfront Feet: 100 Water Extras:	Floor Number: CDD: No Annual CDD Fee: Land Lease Fee: Plat Book/Page: 53-45-46 Flood Zone Code: X, AE
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Interior Information

Air Conditioning: Central Air
Heating and Fuel: Central
Fireplace: Yes/Living Room
Utilities: Cable Available, Electricity Connected, Public, Street Lights, Underground Utilities
Sewer: Public Sewer
Interior Features: Attic, Built in Features, Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Additional Rooms: Attic, Formal Dining Room Separate, Formal Living Room Separate, Great Room, Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Bedroom 2	16x13	Bedroom 3	12x14	Dining Room	11x15	Family Room	21x19
Kitchen	16x15	Living Room	15x15	Master Bathroom		Master Bedroom	16x17
Dinette	9x8	Balcony/Porch/Lanai	41x16				

Exterior Information

Exterior Construction: Block, Stucco
Roof: Tile
Exterior Features: French Doors, Sliding Doors
Builder Name: Kevco Builders, Inc.
Description:
Garage Dimensions:
Builder Model: Seville

Community Information

HOA Fee Requirement: Required Other Fees: HOA Fee: 1,800.00 Community Features: Community Boat Ramp, Deed Restrictions, Fishing, Gated Community, Park, Playground, Tennis Courts, Water Access Elementary School: Round Lake Elem	Condo Fee: HOA Payment Schedule: Annually FCHR Web: Middle Or Junior School: Eustis Middle	Pet Size Limit: Monthly Maint Fee: Max Pet Weight: High School: Eustis High School	# of Pets: Housing for Older Persons: False Pet Restrictions:
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Realtor Information

List Agent: Heather Hamilton E-mail: heather@lakedorahomes.com Office: RE/MAX PREMIER REALTY Office Fax: Team Name: List Date: 9/22/17 Owner: Financing Available: Cash, Conventional, VA Loan Spec List Type: Exclusive Right To Sell Single Agent: 3.0% Realtor Information: Brochure Available, Floor Plan Available Showing Instructions: Call Listing Agent, Gate Code Required, Use ShowingTime Button Driving Directions: From intersection of US HWY 441 and Donnelly/ SR-44B - Go (N) onto SR-44 to Loch Leven Community on Right - Go to stop sign and turn (L) onto Juliette - Go to round about to Isola Bella Blvd - Property on Left. Realtor Remarks: ALL commission paid upon slab pour. Taxes based on land only, actual taxes will be higher. KEVCO Builders, Inc. KEVCO Builders (Lic CBC #1262458) and Pringle Home Builders (LIC #: CBC1261761) are the exclusive builders for this lot. Closing/ Title Company: First International Title, Inc. - Jennifer Elaszcz - 2755 S. Bay Street, Suite A, Eustis, FL 32726 Office: (352)-589-5035. Email: jennifer.elaszcz@firstintitle.com. Fax: (352) 589-5036. Loch Leven HOA Transfer Fee of \$900 to New Owner.	Agent ID: 260502836 Agent Fax: 480-393-4753 Office ID: 26054589 Original Price: \$512,800 Price Change: 8/9/19 Previous Price: \$559,900 Owner Phone: MGMT Contact Info: 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: \$170.39 Listing Type: Exclusive Right To Sell Bonus Exp Date: Trans Broker: 3.0%
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