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TBD BELLE OAK DR. LOT 24 LEESBURG, 34748

County: Lake	Status: Active
Subdiv: ARBORS OF LAKE HARRIS	List Price: \$25,500
Beds:	Year Built:
Baths:	Special Sale: None
Pool: Community	ADOM: 34
Style: Residential	CDOM: 34
Const Status:	Proj Comp Date:
Acreage: Up to 10,889 Sq. Ft.	Pets: Yes
Minimum Lease Period:	SqFt Heated:
Garage: Attch: Spcls: Carport: Spcls:	Total SF:
Garage/Carport:	LP/SqFt: \$3.49
Location: In City Limits, Level/Flat, 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. 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

SE/TP/RG: 26/19/24	Zoning:	Section #:	Floor Number:
Subd #: 3610	Future Land Use: 0000	Block/Parcel: 000	CDD:
Tax ID: 26-19-24-3610-000-02400	Zoning Compatible: Yes	Front Exposure: North	Annual CDD Fee:
Taxes: \$289	Tax Year: 2019	Lot #: 02400	Land Lease Fee:
Auction:	Auction Type:	Other Exemptions:	Plat Book/Page: 0032/0031
Auction Firm/Website:	Property Access:	Additional Parcels: No	
Homestead:	Buyers Premium:	Ownership: Fee Simple	
Alt Key/Folio: 3364473	Complex/Community Name:		
Lot Dimensions: X	Lot Size Acres: 0.17	Lot Size (SF): 7,315	Flood Zone Code: X, AE
Water Access: Canal - Freshwater, Lake, Lake - Chain of Lakes		Water Name(s): LAKE HARRIS	
Water Frontage:		Waterfront Feet: 0	
Legal Description: LEESBURG, THE ARBORS OF LAKE HARRIS SUB LOT 24 PB 32 PGS 31-33 ORB 3971 PG 2115			

Interior Information

Air Conditioning:	Flooring Covering:
Heating and Fuel:	Security Features:
Fireplace:	SqFt Heated Source:
Utilities: Other	
Sewer: None	Water: Public
Interior Features:	

Appliances Included:

Exterior Information

Community Information

HOA Fee Requirement: None	Condo Fee:	Pet Size Limit:	# of Pets:
Other Fees:	HOA Payment Schedule: Monthly	Monthly Maint Fee:	Housing for Older Persons:
Community Features: Deed Restrictions, Pool			
Elementary School: Leesburg Elementary	Middle Or Junior School: Oak Park Middle	High School: Leesburg 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: \$25,500	Office Phone: 352-434-0444
Team Name:	Price Change:	Call Center #:
List Date: 1/16/20	Previous Price:	LP/SqFt: \$3.49
Owner:	Owner Phone:	Listing Type: Exclusive Right To Sell
Financing Available: Cash, Conventional, FHA, VA Loan	MGMT Contact Info:	
Spec List Type: Exclusive Right To Sell	Bonus:	Bonus Exp Date:
Single Agent: 3%	Non-Rep: 1%	Trans Broker: 3%
Realtor Information: Sign		
Confidential Info: Go To Site		
Showing Instructions: Call Agent 2, Go Direct		
Driving Directions: Highway 27 North to Rte. 44 bypass (Dixie Avenue). Right on South Street. Right into The Arbors.		
Realtor Remarks: For additional questions contact Francine Sell 352-636-6007 or Heather Hamilton 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.		