

**G5019908****TBD LOT 120 LAKEVIEW COURT UMATILLA, 32784**

County: Lake	Status: Active
Subdiv: ACREAGE & UNREC	List Price: \$384,500
Beds: 3	Year Built: 2020
Baths: 2/0	Special Sale: None
Pool: None	ADOM: 175
Style: Single Family Residence	CDOM: 175
Const Status: Pre-Construction	Proj Comp Date: 09/30/2020
Acreage: 5 to less than 10	Pets:
Minimum Lease Period: No Minimum	SqFt Heated: 2,400
Garage: Yes Attch: Yes SpCs: 2 Carport: No SpCs:	Total SF: 3,022
Garage/Carport: Garage Faces Rear, Garage Faces Side	LP/SqFt: \$160.21
Location: In County, Level/Flat, Oversized Lot, Pasture/Agriculture, Street Private, Street Unpaved, Unincorporated	

Pre-Construction. To be built. THE Joseph 2400, full of rustic charm and character! No HOA and sited on 6.87+/- acres that's zoned Residential Agriculture (RA). This home features 2,400 sq ft of living space, including 3 beds, 2 baths, plus 2-Car Garage. If you are seeking the opportunity to build your own home on an over-sized private country setting that is situated on a quiet street, zoned for horses, and within minutes to shopping 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 #1, award-winning and trusted builder with over 35 years experience, who can guide you through the entire process. The French Farmhouse plan includes tile in common areas, 5-1/4" crown molding and baseboard trim, tray ceilings, beautiful cabinetry, energy- efficient features, French doors, landscaping, sod, irrigation, and much more. The plan features an open dining room that's well defined by a stepped ceiling, a delightful great room with views to the backyard and beyond. The large open concept kitchen is perfect for the most talented chefs with granite countertops, stainless appliances, and pantry. There is also a small man-made pond. Price includes 6.87-acre lot, impact fees, \$15,000 towards site work, and \$10,000 allowance for well and septic. Just a short drive to Mount Dora, Umatilla and the new 429 Exchange making it super easy to travel to Orlando and the many theme Parks. Contact us today!

Land, Site, and Tax Information

SE/TP/RG: 25/18/26	Zoning: AR	Section #:	Floor Number:
Subd #: 0003	Future Land Use:	Block/Parcel: 000	CDD: No
Tax ID: 25-18-26-000300001900	Zoning Compatible:	Front Exposure: South	Annual CDD Fee:
Taxes: \$351	Tax Year: 2018	Lot #: 120	Land Lease Fee:
Auction:	Auction Type:	Other Exemptions:	Plat Book/Page: 396-44
Auction Firm/Website:	Property Access:	Additional Parcels: No	
Homestead: No	Buyers Premium:	Ownership: Fee Simple	
Alt Key/Folio:	Complex/Community Name:		
Lot Dimensions: 250x1147	Lot Size Acres: 6.87	Lot Size (SF): 299,257	Flood Zone Code: X, A
Water Frontage:		Waterfront Feet: 0	
Legal Description: FROM NE COR OF LOT 120 IN THIRD ADD TO THREE LAKES SUB RUN S 89-45-13 E 50.03 FT TO A POINT ON A LINE, SAID LINE BEING PARALLEL WITH & 50 FT E OF WHEN MEASURED AT RIGHT ANGLES THERETO E LINE OF SAID THREE LAKES THIRD ADD SUB, S'LY ALONG SAID PARALLEL LINE 709.08 FT, N 89-18-26 E 500 FT FOR POB, RUN S 01-04-41 W 1198.23 FT TO N LINE OF THE MEADOW SUB & PT A, RETURN TO POB, RUN N 89-18-26 E 250 FT, S 01-04-46 W 1197.42 FT TO N LINE OF THE MEADOW SUB, W'LY 250 FT TO PT A--LESS RD R/W-- ORB 4742 PG 1351			

Interior Information

Air Conditioning: Central Air	Flooring Covering: Carpet, Ceramic Tile
Heating and Fuel: Central	Security Features: Smoke Detector(s)
Fireplace: No	SqFt Heated Source: Builder
Utilities: Cable Available, Underground Utilities, Water Available	
Sewer: Septic Needed, Septic Tank	Water: Well, Well Required
Interior Features: Crown Molding, Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Thermostat	
Appliances Included: Dishwasher, Disposal, Electric Water Heater, Microwave, Range	

Additional Rooms: Great Room, Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Great Room	26x23	Dining Room	16x11	Kitchen	14x13	Master Bedroom	18x17
Master Bathroom	12x9	Bedroom 2	13x12	Bedroom 3	13x11	Balcony/Porch/Lanai	42x13
Dinette	13x9						

Exterior Information

Exterior Construction: Block, Stone, Stucco	Description:
Roof: Shingle	Garage Dimensions: 21x21
Exterior Features: French Doors, Irrigation System, Sliding Doors	
Builder Name: Kevco Builders, Inc.	Builder Model: Joseph 2400

Community Information

Other Fees:	HOA Payment Schedule:	Monthly Maint Fee:	Housing for Older Persons: False
Elementary School: Umatilla Elem	Middle Or Junior School: Umatilla Middle	High School: Umatilla High	

Realtor Information

List Agent: Heather Hamilton / Marty Goff	Agent ID: 260502836 / 260502944	Agent Direct: 352-552-1339
E-mail: heather@lakedorahomes.com	Agent Fax: 480-393-4753	Agent 2 Phone: 407-718-5451
Office: RE/MAX PREMIER REALTY	Office ID: 26054589	Agent Cell: 352-552-1339
Office Fax:	Original Price: \$580,100	Office Phone: 352-434-0444
Team Name:	Price Change: 9/11/19	Call Center #:
List Date: 8/28/19	Previous Price: \$368,500	LP/SqFt: \$160.21
Owner:	Owner Phone:	Listing Type: Exclusive Right To Sell
Financing Available: Cash, Conventional, FHA	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		
Showing Instructions: Use ShowingTime Button		
Driving Directions: From Mt Dora....take 441 North Take 19 North towards Umatilla, turn right on Orange Ave, then right on Turner, left on Pine Ridge, right on Lakeview and continue to drive onto the dirt road. Property is on left.		
Realtor Remarks: Kevco Builders, Inc. (Lic CBC #1262458) - is the exclusive builder. Construction to Perm Loan required. Commission paid at slab pour. Closing/ Title: Seaplane Title Cricket Payne realestate@wssattorneys.com 352-343-6655 ext. 111 - Additional floor plans available. For questions call LA.		