

# **\$798,000 - 32701 Lakeshore Drive, TAVARES**

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MLS® #G5080884

**\$798,000**

3 Bedroom, 2.00 Bathroom, 2,208 sqft

Residential on 0.21 Acres

REPLAT/FAIRVIEW, TAVARES, FL

ANOTHER PRICE DROP!! Welcome to your LAKEFRONT Oasis dream home! This beautiful DOUBLE PRIMARY bedroom home just so happens to lie on the most attractive and desired street in Lake County! No water bills, NO FLOOD ZONE, newer AC units, low home owners insurance premium, and NO HOA make this gem extremely economical. Come enjoy breath taking sunsets while boating to your favorite restaurants on beautiful Lake Dora or any other connection body of water on the infamous Harris Chain of Lakes. 10's of thousands of dollars were spent renovating this beauty in 2019. This waterfront access is NOT across the street, so you actually do GET the gorgeous views! Lake Dora is right in your back yard! How long have you been searching for the right waterfront property and keep saying to yourself "but I don't needs stairs or 4,000 sq ft?". Well you can't say that here! 2,200 well used sq ft makes this very enticing. Do you need to keep a closer eye on elderly mom or dad? The double master split floor plan also makes this opportunity ideal! This sturdy all block extremely energy efficient home is conveniently located just 10 minutes from downtown Mount Dora and 5 minutes from downtown Tavares! And for the important part...this is waterfront living for under \$1 Million!! The home features a dock/boathouse with boat lift plus floating docks to park your smaller motor water toys and a concrete sea wall. Do not pay for your irrigation water as it's



pumped straight from Lake Dora. Kayak stands will stay with the home. There's black rod iron fencing to keep our best furry friends all contained. Well & septic pumps were replaced within the last 4 years. The AC units are both 5 years old. There is a main house unit and the Florida room has it's own split unit. The roof and lake dock are just 10 years old. The garage was constructed 8 years ago. There are 3 outdoor screened in patios, with one of them coming privately directly off the master bedroom and one in the front. The water softer system pumps out the best water in town! There is a current termite bond in place just in case. There are automatic shades in the living room and all new lighting and ceiling fans. The kitchen features granite countertops, stainless steel appliances, hooded stove, pull out cabinets, and a breakfast bar. Sherwin Williams paint inside and outside in 2020. The front feature new accent stone inviting you home every single day. Come check this golden opportunity out before it's gone!

Built in 1959

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | G5080884                |
| Price          | \$798,000               |
| Sold Price     | \$760,500               |
| Sold Date      | December 6th, 2024      |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,208                   |
| Acres          | 0.21                    |
| Year Built     | 1959                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 32701 Lakeshore Drive |
| Area        | Tavares / Deer Island |
| Subdivision | REPLAT/FAIRVIEW       |
| City        | TAVARES               |
| County      | Lake                  |
| State       | FL                    |
| Zip Code    | 32778-5024            |

## Amenities

|               |                                         |
|---------------|-----------------------------------------|
| Parking       | Driveway, Garage Door Opener, Oversized |
| # of Garages  | 2                                       |
| View          | Water                                   |
| Is Waterfront | Yes                                     |
| Waterfront    | Lake - Chain of Lakes                   |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener                                            |
| Heating           | Central                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                 |
| # of Stories      | 1                                                                                                                                           |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Irrigation System, Rain Gutters, Sliding Doors |
| Lot Description   | Landscaped                                     |
| Roof              | Shingle                                        |
| Foundation        | Slab                                           |

## School Information

|            |                |
|------------|----------------|
| Elementary | Tavares Elem   |
| Middle     | Tavares Middle |
| High       | Tavares High   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2024 |
| Days on Market | 509              |

Zoning

R-1

## **Listing Details**

Listing Office

ROBERT SLACK LLC

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