

\$165,000 - 30036 Tavares Ridge Boulevard 30036, TAVARES

MLS® #G5091238

\$165,000

2 Bedroom, 2.00 Bathroom, 1,140 sqft
Residential on 0.03 Acres

TAVARES RIDGE CONDO, TAVARES, FL

Welcome to this 2-bedroom, 2-bathroom condo, offering 1,382 square feet of functional living space. Upon entry, you'll be welcomed by a spacious open-plan living and dining area, perfect for hosting guests or relaxing in comfort. The galley kitchen is equipped with a walk-in pantry and washer and dryer hookups. The master suite features a generous ensuite bathroom with a walk-in shower and includes access to a private, fully enclosed patio. The second bedroom is versatile, ideal for family, guests, or as a home office. A standout feature of this condo is the enclosed Florida room, offering additional space for relaxation or entertainment. As part of a lively community, you'll enjoy the fenced community pool for those sunny days. Situated approximately 45 minutes from both The Villages and Orlando, you'll have an easy commute to work and your choice of shopping, dining, and entertainment options. Don't miss out on the chance to make this charming condo your new home! Please note: All buyers must be approved by the condo association.

Built in 1988

Essential Information

MLS® #	G5091238
Price	\$165,000
Sold Price	\$159,000



COVENANTS AND BY LAWS

Our Covenants and By Laws are designed to govern and guide us. They are filed in Lake County as a public record. Changes made are filed as amendments. You can view them by clicking the item below. You must have Adobe Acrobat Reader installed.

Official Documents:

- 1988 Official Deed of Condo
- 1989 Deed of Condo 2nd Amend. 3/17
- 1989 Deed of Condo 3rd Amend. 9/14
- 1990 Deed of Condo 4th Amend 1/17
- 1990 Deed of Condo 5th Amend 4/19
- 1991 Rules Amended Deed of Condo
- 2004 Amended Deed of Condo 2/8
- 1991 Rules & Regs Amended 7/1
- 1992 Rules & Regs Amended 6/30
- 1993 Rules & Regs Amended 7/12
- 1997 Rules & Regs Amended 4/16
- 2013 Rules & Regs Amended 4/13
- 2021 Rules & Regs Amended 5/21
- 2021 Rules Exhibit A Landscaping
- TRCHA Articles of Incorporation Declaration of Condo Size
- 2023 Budget
- 2024 Budget



IMPORTANT FORMS

These are forms that you may need when deciding to rent, sell or have a co-occupant. Board approval is required first!

If you are adding someone to your deed, you must complete the co-occupant form & background check for approval. These forms are available to the public. There are more forms available in our members area for condo owners.

[Buyer's Application & Background Check](#)

[Rental Application & Background Check](#)

[Co-Occupant Application](#)

This is for **anyone** who will be residing in the unit OR who will be on the Deed.

[Occupancy Restrictions](#)

Estoppel Fee: \$250
Delinquent Account: Add \$150
Expedited: Add another \$100
[Estoppel Requests](#)

All fees are to be mailed to:

RealManage
200 S. Orange Ave.
Suite 1475
Orlando, Florida 32801



MAJOR RULES

- NO Renters, NO Sales, NO roommates/co-occupants without written Board approval first.
- [ABC Form](#) required for changes to your unit and plants. See [2021 Landscaping Guide](#)
- Pool Keys: Please contact us at trchainc@yahoo.com for info on pool keys. There may be a fee or deposit required.
- You cannot drill holes in the building and you cannot attach anything to the outside of the building or windows such as a doorbell, ring doorbell, a camera or satellite dish.
- NO parking or driving on the grass. NO street parking. NO parking at the pool during pool hours unless you are swimming during [pool hours](#). Violators will be towed at the [owner's expense](#)
- NO junk cars, NO storing of cars in a parking space. All vehicles must have a current license plate and be in working condition.
- Dogs must be on a leash while outside (STATE Law). Limit of 2 dogs in a unit. [Pet Rules](#).
- [Peep hole cameras only](#), are allowed in the peep hole of the door. NO additional cameras can be added to the stucco or door frame
- No alterations or modifications of common areas without written board approval. This includes plants, trees, and decor.
- Parking strictly enforced.

Sold Date	June 20th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.03
Year Built	1988
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	30036 Tavares Ridge Boulevard 30036
Area	Tavares / Deer Island
Subdivision	TAVARES RIDGE CONDO
City	TAVARES
County	Lake
State	FL
Zip Code	32778-4467

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo
Appliances	Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Other, Rain Gutters, Sliding Doors
Lot Description	Street Dead-End
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	January 17th, 2025
Days on Market	192
Zoning	PUD

Listing Details

Listing Office

EXP REALTY LLC

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