

\$1,067,500 - 3415 Lake Diane Road, TAVARES

MLS® #S5116991

\$1,067,500

4 Bedroom, 3.00 Bathroom, 2,380 sqft

Residential on 1.66 Acres

HIDDEN RIVER LAKES, TAVARES, FL

**** LAKELIFE living starts NOW ** 2022**

WATERFRONT CUSTOM POOL HOME with acreage / POLE BARN & permission for a DOCK on the freshwater canal that leads to Lake Beauclair. ***Sellers are motivated to find the buyers that want to call this piece of paradise home & welcome offers ***. This beautifully crafted home boasts numerous custom features, nestled in 1.66 ACRES of land. *** Hidden River Lakes is a gated, waterfront community is just 68 acreage homesites. This is a unique gem, a waterfront community nestled in the heart of lake County ***. Great curb appeal with an expansive porch, Bahama Shutters and double front doors that open into a sweeping open plan great room with cathedral ceiling. Generous dining area with feature wall and modern chandeliers. Family kitchen is finished with Cambria Quartz countertops and designer backsplash with modern wood cabinetry that include 42in uppers and designer cook hood. The oversized island with 3-pendent lights offers comfortable seating for 5. Stainless steel appliances in the kitchen are included. Large walk-in pantry and dry-bar provide great storage. Great room has two sets of French Doors that open to the generous covered lanai that offers a wet-bar with cabinetry; perfect for those lazy poolside days. Sprawling deck space that encompasses the heated in-ground 15x25ft pool. Pool features an extended sun-shelf, for easy entry and shallow wading with umbrella sleeve for shade. Beyond the



screened pool deck, the home has a fully enclosed and fenced garden area; then reaching views down the property to the pole barn and to the back of the lot; where the freshwater canal runs & Access to community boat ramp.

Primary bedroom suite provides great space and storage options; with very large walk-in closet and passthrough window to laundry room. Tray ceiling detail, door to poolside deck and barn door to primary bath. The primary bath features double vanities with Cambria Quartz counters and well designed cabinetry, a linen closet and oversized shower with double shower heads, floor to ceiling tiling and frameless glass. Double aspect windows. Separate WC. Bedrooms 2 & 3 are great sizes with walk-in closets and tray ceiling detail. Bedroom 4 has a built-in closet and rear aspect window overlooking the garden. Bathrooms 2 & 3 boast beautiful tile detail, well thought out cabinetry and Cambria Quartz countertops. Bathroom 2 offers tub / shower combo. 3-car garage with LiftMaster garage doors opening to parking area and long driveway. *** 50AMP RV Hook up *** Useable attic space.

** NEW ROOF November 2024 following storm damage. ** ACCESS TO COMMUNITY RAMP AND FLOATING DOCK **

Built in 2022

Essential Information

MLS® #	S5116991
Price	\$1,067,500
Sold Price	\$1,030,000
Sold Date	February 21st, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,380
Acres	1.66
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	3415 Lake Diane Road
Area	Tavares / Deer Island
Subdivision	HIDDEN RIVER LAKES
City	TAVARES
County	Lake
State	FL
Zip Code	32778-9756

Amenities

Amenities	Gated
Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Canal Front, Lake, Waterfront, Canal - Freshwater
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Coffered Ceiling(s), Dry Bar, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s)
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting
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Lot Description	Cleared, Oversized Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	Tavares Elem
Middle	Tavares Middle
High	Tavares High

Additional Information

Date Listed	January 2nd, 2025
Days on Market	282

Listing Details

Listing Office	OLYMPUS EXECUTIVE REALTY INC
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