

# 12107 EAGLE POINT COURT LEESBURG FL 34788

<https://candiscarmichael.com>



\$625,000



3/2 waterfront in Leesburg. Harris Chain access + dock. 2007 build. Not in a Flood Zone. Waterfront home in Leesburg, Florida, positioned just three homes from Lake Eustis with direct Harris Chain of Lakes access. Open foyer with vaulted ceilings overlooks the canal and private boat dock. Chef's kitchen includes abundant cabinetry, spacious pantry, and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1994 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5112831



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://youtu.be/uhJb4Dpl2go>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 17804 sq ft

**SubdivisionName:** EAGLES POINT SUB

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1994 sq ft

**Year built:** 2007

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Yard, Sliding Doors

**Window Features:** Blinds, Window Treatments

**Water Source:** Canal/Lake For Irrigation, Private

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Waterfront Features:** Canal - Freshwater

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cul-De-Sac, Landscaped, Level, Oversized Lot

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## Property Details

**Subdivision Name:** EAGLES POINT SUB

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 06-19-26-0500-000-01000

**Direction Faces:** Southwest

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 170

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$7,313

**Tax Legal Description:** EAGLES POINT PB 53 PG 9-12 LOT 10  
ORB 5943 PG 457

**Tax Lot:** 10

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## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	22x16	First	16	22
Dining Room	12x11	First	11	12
Kitchen	15x10	First	10	15
Primary Bedroom	15x14	First	14	15
Bedroom 2		First		
Bedroom 3		First		

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## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Blinds, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Yard, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Yard

**Showing Requirements:** Combination Lock Box

**Occupant Type:** Vacant

**Other Structures:** Boat House, Shed(s), Storage



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