

# 12314 VIRGINIA DRIVE LEESBURG FL 34788

<https://candiscarmichael.com>



**\$309,900**

WATER CANAL ACCESS HOME .....Don't miss this incredible opportunity to own this home in a rapidly developing area - NO HOA - This 3 bedroom, 2 bath gem features a 2-car garage, a large workshop, and a spacious storage shed for all your needs. Enjoy direct canal access to Lake Eustis with your own dock [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1530 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFRO6281571



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6281571>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 11635 sq ft

**View:** City

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1530 sq ft

**Year built:** 1978

**SubdivisionName:** WESTERN SHORES

**GarageSpaces:** 2

## Location Details

**Township:** 19

**Elementary School:** Treadway Elem

**High School:** Tavares High

**Road Surface Type:** Paved

**Middle Or Junior School:** Tavares Middle

## Property Features



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<b>Interior Features:</b> Thermostat	<b>Appliances:</b> Dishwasher, Exhaust Fan, Range, Refrigerator
<b>Flooring:</b> Laminate, Tile	<b>Laundry Features:</b> Inside
<b>Waterfront YN:</b> Yes	<b>Waterfront Features:</b> Canal - Freshwater
<b>Parking Features:</b> Driveway	<b>Garage YN:</b> Yes
<b>Attached Garage YN:</b> Yes	<b>Garage Spaces:</b> 2
<b>Pets Allowed:</b> Cats OK, Dogs OK	<b>Exterior Features:</b> Storage
<b>Roof:</b> Shingle	<b>Utilities:</b> Electricity Available
<b>Vegetation:</b> Wooded	<b>View:</b> City
<b>Water Source:</b> Well	<b>Sewer:</b> Septic Tank
<b>Cooling:</b> Central Air	<b>Heating:</b> Central, Electric
<b>Furnished:</b> Unfurnished	<b>Lot Features:</b> Oversized Lot

## Property Details

**Subdivision Name:** WESTERN SHORES  
**Levels:** One  
**Foundation Details:** Slab  
**Listing Terms:** Cash

**Parcel Number:** 07-19-26-0300-000-10500  
**Direction Faces:** East  
**Construction Materials:** Block  
**Property Condition:** Completed

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,131

**Tax Legal Description:** WESTERN SHORES LOT 105 & N 34 FT OF LOT 104 \*UNRECORDED PLAT SEE DEED FOR FULL PROPERTY DESCRIPTION ORB 1439 PG 1126 ORB 3583 PG 1871

**Tax Lot:** 105

## Rooms



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Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** Yes **GarageYN:** Yes

**AttachedGarageYN:** Yes **FireplaceYN:** No

**PoolPrivateYN:** No **Cooling:** Central Air

**ExteriorFeatures:** Storage **Utilities:** Electricity Available

**Features:** Thermostat **Amenities:** Dishwasher, Exhaust Fan, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block

**Roof:** Shingle

**Parking:** Driveway

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

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

**Showing Requirements:** Call Listing Agent, See Remarks, ShowingTime



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