

12315 US HIGHWAY 441 TAVARES FL 32778  
<https://candiscarmichael.com>



Discover an incredible opportunity to create your own lakefront retreat on Lake Eustis, part of the sought-after Harris Chain of Lakes. This 2-bedroom, 1-bath home sits directly along the shoreline—an increasingly rare chance to own property this close to the water. With a little vision and work, this home can be transformed into a charming [...]

- 2 beds
- 1 bath
- Residential
- Manufactured Home
- Active
- 973 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC  
**Status:** Active

**Office ID:** MFR261016803  
**MLS ID:** MFRO6361756



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6361756>

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## Basics

**Unit Number:** LOT 11

**Date added:** Added 2 days ago

**Type:** Residential

**Bathrooms:** 1 bath

**Area, sq ft:** 973 sq ft

**Year built:** 1983

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

**Bathrooms Full:** 1

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4323 sq ft

**UnitNumber:** LOT 11

**SubdivisionName:** THREE LAKES MHP

**ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Elementary School:** Tavares Elem

**High School:** Tavares High

**Road Surface Type:** Paved

**Middle Or Junior School:** Tavares Middle

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Deck, Other

**Waterfront Features:** Lake Front, Lake Privileges

**Carport YN:** Yes

**Pets Allowed:** Breed Restrictions, Yes

**Roof:** Metal

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

**Waterfront YN:** Yes

**Parking Features:** Driveway, Off Street, Parking Pad

**Carport Spaces:** 1

**Exterior Features:** Hurricane Shutters, Storage

**Window Features:** Aluminum Frames

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cleared, Landscaped, Level, Near Marina, Paved

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## Property Details

**Subdivision Name:** THREE LAKES MHP

**Levels:** One

**Foundation Details:** Crawlspac

**Listing Terms:** Cash

**Parcel Number:** 30-19-26-1000-000-01100

**Direction Faces:** Southwest

**Construction Materials:** Vinyl Siding, Frame

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 100

**Association Fee Includes:**  
Maintenance Grounds, Recreational Facilities

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center



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# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,713

**Tax Legal Description:** THREE LAKES MOBILE HOME PARK LOT 11 1/32 INT IN COMMON ELEMENTS (ORB 1203 PG 795) ORB 1958 PG 2484

**Tax Lot:** 11

# Rooms

Room type	Dimensions	Level	Length	Width
Florida Room	11.9x15	First	15	11.9
Living Room	14x15	First	15	14
Primary Bathroom	7.4x8.3	First	8.3	7.4
Additional Bedroom	6.5x7.6	First	7.6	6.5
Kitchen	13.4x10.2	First	10.2	13.4
Primary Bedroom	11x10.1	First	10.1	11

# Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval  
Required, Clubhouse, Community Mailbox, Deed  
Restrictions, Fitness Center

**ExteriorFeatures:** Hurricane Shutters, Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen,  
Primary Bedroom Main Floor

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Aluminum Frames

**Utilities:** Cable Available, Electricity  
Connected, Sewer Connected, Underground  
Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Electric  
Water Heater, Microwave, Range, Range  
Hood, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Vinyl Siding

**Parking:** Driveway, Off-street, Parking Pad

**Heating:** Central, Electric

**Roof:** Metal

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## Miscellaneous

**Ownership:** Co-op

**Occupant Type:** Vacant

**Other Structures:** Storage

**Showing Requirements:** Combination Lock Box, Lock Box  
Coded, ShowingTime



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