

1725 POINT GRACE ROAD TAVARES FL 32778

<https://candiscarmichael.com>



\$575,000



Welcome to the lifestyle you've been dreaming of in the premier 55+ active-adult community of Cresswind at Lake Harris. This nearly-new Jade model home features over \$136,000 in designer upgrades, offering a bright, open floor plan and over \$31,000 in post-closing upgrades making it a show stopper! Step inside to find a seamless transition from [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1968 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6379962



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://my.matterport.com/show/?m=q7mRBtZR2mp&brand=0&mls=1&>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 2 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Area, sq ft: 1968 sq ft

Lot size, sq ft: 6000 sq ft

Year built: 2025

View: Trees/Woods

SubdivisionName: CRESSWIND/LK HARRIS PH 1

ListOfficeName: REAL BROKER, LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 19S

Road Surface Type: Paved

Road Responsibility: Private Maintained Road

Elementary School: Tavares Elem

Middle Or Junior School: Tavares Middle

High School: Tavares High

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Enclosed, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Shades

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Natural Gas

Lot Features: Landscaped, Level

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener, Other

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Fencing: Fenced, Other

Security Features: Gated Community, Security System, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CRESSWIND/LK HARRIS PH 1

Levels: One

Builder Name: Kolter Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 35-19-25-0010-000-10800

Direction Faces: Northeast

Builder Model: Jade

Construction Materials: Block, HardiPlank Type, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Security, Trail(s)

Association Fee: 461

Association Fee Includes: Pool, Recreational Facilities

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1500

Tax Lot: 108

Tax Annual Amount: \$1,013

Tax Legal Description: CRESSWIND AT LAKE HARRIS PHASE 1 PB 83 PG 36-42 LOT 108

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x16.2	First	16.2	14
Bedroom 2	12.8x10.6	First	10.6	12.8
Primary Bathroom		First		
Kitchen	18.11x10.1	First	10.1	18.11
Laundry		First		
Foyer		First		
Den	12.6x12	First	12	12.6
Living Room	24.4x18.4	First	18.4	24.4

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System, Smoke Detector(s)

WindowFeatures: Shades

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Street Lights

ExteriorFeatures: Lighting, Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central, Natural Gas

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, HardiPlank Type, Stucco

Parking: Driveway, Garage Door Opener, Other

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Senti Lock Box, Appointment Only, See Remarks, ShowingTime

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



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