1725 POINT GRACE ROAD TAVARES FL 32778

https://candiscarmichael.com









Welcome to the lifestyle you've been dreaming of in the premier 55+ active-adult community Cresswinds at Lake Harris. This nearly-new Jade model features over $136,000 in designer upgrades, offering a bright, open floor plan and over $31,000 in post-closing upgrades making it completely TURN KEY! WALK INTO INSTANT EQUITY as this home is grossly under [...]

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

Courtesy of

Listing Office: REAL BROKER, LLC

Office ID: MFR805521714

Status: Active

MLS ID: MFRO6441966

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://my.matterport.com/show/?m=q7mRBtZR2mp&

Basics

Bathrooms Full: 2
Category: Single Family Residence
Bedrooms: 2 beds
Half baths: 0 half baths
Lot size, sq ft: 6923 sq ft
View: Trees/Woods
ListOfficeName: REAL BROKER, LLC
ListAOR: mfrmls

Date added: Added 7 minutes ago
Type: Residential
Bathrooms: 2 baths
Area, sq ft: 1968 sq ft
Year built: 2025
SubdivisionName: CRESSWIND/LK HARRIS PH 1
GarageSpaces: 2

Location Details

Township: 19S
Road Responsibility: Private Maintained Road
Middle Or Junior School: Tavares Middle

Road Surface Type: Paved
Elementary School: Tavares Elem
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

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

Flooring: Ceramic Tile, Luxury Vinyl

Laundry Features: Inside, Laundry Room

Patio And Porch Features: Covered, Rear Porch, Screened

Parking Features: Garage Door Opener

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Cats OK, Dogs OK, Yes

Exterior Features: Lighting, Rain Gutters, Sidewalk

Fencing: Fenced, Other

Roof: Shingle

Window Features: Window Treatments

Architectural Style: Coastal, Florida

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

View: Trees/Woods

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Natural Gas

Furnished: Unfurnished

Lot Features: Landscaped, Level

Property Details

Subdivision Name: CRESSWIND/LK HARRIS PH 1

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

Levels: One

Direction Faces: Northeast

Builder Name: Kolter Homes

Builder Model: Jade

Foundation Details: Slab

Construction Materials: Block, HardiPlank Type, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

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Association YN: Yes

Association Fee: 461

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security

Association Amenities: Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Other, Pickleball Court(s), Pool, Tennis Court(s)

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $1,013

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

Tax Lot: 108

Rooms

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

Amenities & Features

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Waterfront available: No

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Sidewalks, Tennis Court(s), Street Lights

WindowFeatures: Window Treatments

ExteriorFeatures: Lighting, Rain Gutters, Sidewalk

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

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

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

Building Details

ArchitecturalStyle: Coastal, Florida

NewConstructionYN: No

Heating: Central, Natural Gas

Exterior material: Block, HardiPlank Type, Stucco

Roof: Shingle

Parking: Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, No Lockbox, See Remarks, ShowingTime

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