

# 20946 SULLIVAN RANCH BOULEVARD MOUNT DORA FL 32757

<https://candiscarmichael.com>



\$599,000



Welcome home to one of Lake County’s most desirable communities— the highly sought-after Sullivan Ranch. Known for its resort-style living, this exceptional neighborhood offers outstanding amenities including a luxurious 5,000-square-foot clubhouse with a fitness center, an elegant living-room-style meeting space featuring a grand stone fireplace, and a catering kitchen perfect for gatherings. Residents also enjoy [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3499 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5106228



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5106228>

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7509 sq ft

**SubdivisionName:** SULLIVAN RANCH SUB

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3499 sq ft

**Year built:** 2008

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Middle Or Junior School:** Mount Dora Middle

**Road Surface Type:** Asphalt

**High School:** Mount Dora High

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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, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

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

**Pool Features:** Gunite, Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Roof:** Shingle

**Window Features:** Thermal Windows

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Gentle Sloping, Pasture, Paved

**Appliances:** Dishwasher, Range, Refrigerator

**Laundry Features:** Inside

**Pool Private YN:** Yes

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Fencing:** Fenced

**Security Features:** Gated Community

**Utilities:** Cable Connected, Electricity Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** SULLIVAN RANCH SUB

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 33-19-27-030000057100

**Direction Faces:** North

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks

**Association Fee:** 170

**Association Amenities:** Gated, Park, Playground, Recreation Facilities



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual  
Amount:** \$6,565

**Tax Legal Description:** LOT 571, SULLIVAN RANCH, ACCORDING TO THE MAP OR PLAT THEROF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 46 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA

**Tax Lot:** 571

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## Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	16x12	Second	12	16
Bedroom 3	13x12	Second	12	13
Bedroom 4	13x12	Second	12	13
Bedroom 5	13x12	Second	12	13
Family Room	25x18	First	18	25
Kitchen	12x17	First	17	12
Living Room	10x26	First	26	10
Loft	23x15	Second	15	23
Primary Bedroom	19x14	Second	14	19
Additional Bedroom	12x12	First	12	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Gated Community

**WindowFeatures:** Thermal Windows

**PoolFeatures:** Gunite, Heated, In Ground

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Sidewalk

**Utilities:** Cable Connected, Electricity Connected

**Amenities:** Dishwasher, Range, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Gate Code Required



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