

# 224 AUGUST FERN LOOP MOUNT DORA FL 32757

<https://candiscarmichael.com>



This home offers the perfect blend of modern comfort and small-town charm. Located in desirable Dora Landings, this nearly new 2022-built home is just a short walk or bike ride from Mount Dora's vibrant downtown, filled with festivals, boutique shops, and dining. Designed with energy efficiency in mind, the spacious open floor plan includes three [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1996 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6362723



### Call us now

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/O6362723>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5500 sq ft

**SubdivisionName:** DORA LANDINGS

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1996 sq ft

**Year built:** 2022

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Laminate, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors, Sprinkler Metered

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air, Humidity Control

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Cooktop, Dishwasher, Microwave, Range Hood

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

**Utilities:** BB/HS Internet Available, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

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## Property Details

**Subdivision Name:** DORA LANDINGS

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 29-19-27-2900-000-08200

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Community Mailbox, Dog Park, Playground, Sidewalks

**Association Fee:** 223

**Association Amenities:** Fence Restrictions

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$5,758

**Tax Legal Description:** DORA LANDINGS PB 72 PG 78-80 LOT 82 ORB 5963 PG 927

**Tax Lot:** 82

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## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Great Room      | 14x19      | First | 19     | 14    |
| Living Room     | 14x9       | First | 9      | 14    |
| Dinette         | 11x9       | First | 9      | 11    |
| Kitchen         | 11x14      | First | 14     | 11    |
| Primary Bedroom | 13x15      | First | 15     | 13    |
| Bedroom 2       | 12x10      | First | 10     | 12    |
| Bathroom 3      | 12x10      | First | 10     | 12    |
| Office          | 12x10      | First | 10     | 12    |

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Dog Park, Playground, Sidewalks

**Utilities:** BB/HS Internet Available, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Sewer Connected, Water Connected

**Amenities:** Convection Oven, Cooktop, Dishwasher, Microwave, Range Hood

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Humidity Control

**ExteriorFeatures:** Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block, Stucco **Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Sentri Lock Box, Call Before Showing, Call Listing Agent, ShowingTime



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