

# 30308 CHEVAL STREET MOUNT DORA FL 32757

<https://candiscarmichael.com>



\*\*\*\*Sellers are making concessions available for rate Buydowns\*\*\*\*. Welcome to your own slice of paradise in Sullivan Ranch! This charming 3-bedroom, 2-bathroom home sits quietly near the rear of the community with no rear neighbors and a lush tree canopy that offers shade, privacy, and the perfect backdrop for backyard fun. Enjoy mornings on the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1851 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6319648



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6319648>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1851 sq ft

**Year built:** 2011

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8732 sq ft

**SubdivisionName:** SULLIVAN RANCH SUB

**GarageSpaces:** 2

## Location Details

**Township:** 19S

**Road Surface Type:** Asphalt

**Elementary School:** Sorrento Elementary

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

**High School:** Mount Dora High

## Property Features



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**Interior Features:** Crown Molding, High Ceilings, Living Room/Dining Room Combo

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting

**Utilities:** Electricity Available, Electricity Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** SULLIVAN RANCH SUB

**Parcel Number:** 33-19-27-0300-000-61200

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Block, Slab

**Construction Materials:** Block, Concrete, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 145

**Association Fee Frequency:**  
Monthly

**Community Features:** Clubhouse, Community Mailbox, Gated Community - Guard

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,199

**Tax Legal Description:** SULLIVAN RANCH PB 58 PG 46-76 LOT 612 ORB 4086 PG 259

**Tax Lot:** 612

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	17x15	First	15	17
Dining Room	17x10	First	10	17
Kitchen	17x11	First	11	17
Family Room	18x11	First	11	18
Primary Bedroom	21x16	First	16	21
Bedroom 2	13x11	First	11	13
Bedroom 3	11x13	First	13	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Gated Community - Guard

**Utilities:** Electricity Available, Electricity Connected

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Crown Molding, High Ceilings, Living Room/Dining Room Combo

## Building Details



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**New Construction YN:** No

**Exterior material:** Block, Concrete, Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Sentri Lock Box



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