

# 309 BAYTREE BOULEVARD TAVARES FL 32778

<https://candiscarmichael.com>



\$240,000



Welcome to Baytree, where 55+ living is active, social, and effortlessly Florida. This well-maintained 3-bedroom, 2-bath home features 1,533 sq ft under air and a bright Florida room that invites the outdoors in, perfect for morning coffee, casual entertaining, or simply unwinding at the end of the day. What truly sets this home apart is [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1533 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRG5107527



### 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/G5107527>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7021 sq ft

**SubdivisionName:** TAVARES BAYTREE PH 02

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1533 sq ft

**Year built:** 1996

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 19

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Chair Rail, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Enclosed, Patio, Porch

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sidewalk

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** TAVARES BAYTREE PH 02

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 25-19-25-0155-000-08400

**Direction Faces:** Southeast

**Construction Materials:** Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 305.1

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Recreational Facilities

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Street Lights



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## Fees&Taxes

Tax Year: 2025

Tax Annual Amount:  
\$1,701

Tax Legal Description: TAVARES BAYTREE PHASE II LOT 84 PB  
33 PGS 52-54 ORB 5458 PG 621

Tax Lot: 84

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	8x11	First	11	8
Primary Bedroom	11x16	First	16	11
Living Room	14x25	First	25	14
Bedroom 3	10x11	First	11	10
Bedroom 2	10x11	First	11	10
Dining Room	10x10	First	10	10
Florida Room	14x12	First	12	14

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Street Lights

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Ceiling Fans(s), Chair Rail, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Appointment Only, Call Listing Agent 2, Combination Lock Box, Go Direct, Lock Box Coded, See Remarks, ShowingTime



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