

# 527 DOWLING CIRCLE LADY LAKE FL 32159

<https://candiscarmichael.com>



\$549,000



LAKES OF LADY LAKE \*PRICE IMPROVEMENT\* Executive-style Biscayne Custom Model—Parade of Homes Winner—perfectly positioned on the golf course in a family-friendly, gated community in the heart of Lady Lake. This exceptional 3-bedroom + den/study, 3-bath, 2 car garage home offers 2,791 sq. ft. of thoughtfully designed living space with upscale finishes throughout. A brand-new roof [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2791 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5105805



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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/G5105805>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2791 sq ft

**Year built:** 2008

**SubdivisionName:** LAKES OF LADY LAKE

**GarageSpaces:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 15500 sq ft

**View:** Golf Course

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 18S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Wood

**Patio And Porch Features:** Screened

**Pool Features:** Gunite, In Ground, Lighting, Screen Enclosure

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Roof:** Shingle

**Vegetation:** Mature Landscaping

**Water Source:** Private, Well

**Cooling:** Central Air

**Furnished:** Negotiable

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

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Garage Faces Side

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Electric, Fenced

**Utilities:** BB/HS Internet Available, Electricity Connected, Phone Available, Underground Utilities

**View:** Golf Course

**Sewer:** Septic Tank

**Heating:** Central, Heat Pump

**Lot Features:** On Golf Course

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## Property Details

**Subdivision Name:** LAKES OF LADY LAKE

**Levels:** One

**Builder Name:** CENTER STATE CONSTRUCTION

**Foundation Details:** Slab

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

**Parcel Number:** 05-18-24-2000-00C-01500

**Direction Faces:** South

**Builder Model:** BISCAYNE

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee:** 1200

**Association Fee Frequency:** Annually

**Community Features:** Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, Street Lights



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# Fees&Taxes

Tax Year: 2025

Tax Annual Amount:  
\$6,869

Tax Legal Description: LADY LAKE THE LAKES OF LADY LAKE SUB LOT 15 BLK C PB 36 PGS 88-90 ORB 5882 PG 2354 Tax Lot: 15

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	19x19	First	19	19
Kitchen	19x16	First	16	19
Dining Room	12x12	First	12	12
Den	13x13	First	13	13
Primary Bedroom	18x16	First	16	18
Bedroom 3	19x12	First	12	19
Bedroom 2	12x12	First	12	12
Laundry	11.5x7.5	First	7.5	11.5
Foyer	13x6	First	6	13



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Golf, Street Lights

**PoolFeatures:** Gunite, In Ground, Lighting, Screen Enclosure

**Features:** Built-in Features, Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Utilities:** BB/HS Internet Available, Electricity Connected, Phone Available, Underground Utilities

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Garage Faces Side

**Heating:** Central, Heat Pump

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock Box, ShowingTime



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