

# 5640 LAVER STREET LEESBURG FL 34748

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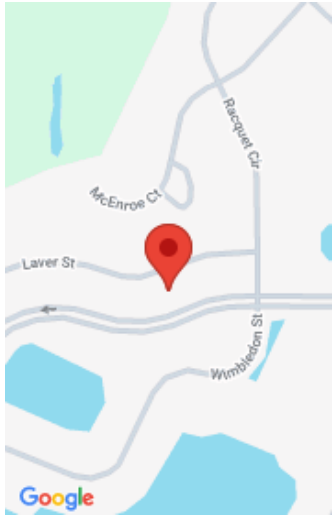


\$224,990



Welcome to the Highland Lakes community of Leesburg, Florida, this charming home offers a perfect blend of comfort, convenience, and a vibrant mature adult lifestyle. Situated in a meticulously maintained 55 plus community, this home offers NEW LVF, NEWLY PAINTED, Roof 2015. The exterior of the home boasts clean lines, a well-kept driveway, and a [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1014 sq ft



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



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# Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6241140

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9240 sq ft

**SubdivisionName:** HIGHLAND LAKES PH 02A

**GarageSpaces:** 1

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1014 sq ft

**Year built:** 1994

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 20

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Ceiling Fans(s), Other, Thermostat

**Flooring:** Vinyl

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Range, Refrigerator

**Laundry Features:** Other

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air



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## Property Details

**Subdivision Name:** HIGHLAND LAKES PH 02A

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 24-20-24-0510-000-45900

**Direction Faces:** South

**Construction Materials:** Vinyl Siding

## Association Information

**Association YN:** Yes

**Association Fee:** 115

**Association Fee Frequency:** Monthly

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Tennis Courts

## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:**  
\$1,137

**Tax Legal Description:** HIGHLAND LAKES PHASE 2-A SUB LOT 459 PB 33 PGS 75-79 ORB 2277 PG 1337

**Tax Lot:** 459

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x12	First	12	12
Living Room	12x12	First	12	12
Primary Bedroom	12x12	First	12	12



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Sidewalks, Tennis Courts

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Other, Thermostat

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** 24 Hour Notice, Appointment Only



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