

6002 SAILBOAT AVENUE TAVARES FL 32778

<https://candiscarmichael.com>



\$299,000

Priced to sell – Enjoy the best of Florida lake-community living in this well-maintained single-family home located within Royal Harbor, a gated 55+ waterfront community on the Harris Chain of Lakes in Tavares, Florida. Designed for both relaxation and an active lifestyle, Royal Harbor offers residents lake access to one of Central Florida's most scenic [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1615 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Office ID: MFR261016803

Status: Active

MLS ID: MFROM716743



Call us now

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/OM716743>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 8956 sq ft

SubdivisionName: ROYAL HARBOR PH 01

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1615 sq ft

Year built: 2002

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 20

Elementary School: Astatula Elem

High School: Tavares High

Road Surface Type: Paved

Middle Or Junior School: Tavares Middle

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Laminate

Patio And Porch Features: Covered, Enclosed, Screened, Side Porch

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Underground Utilities

Sewer: Public Sewer

Heating: Central

Lot Features: Cleared

Property Details

Subdivision Name: ROYAL HARBOR PH 01

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 13-20-25-1800-000-01400

Direction Faces: North

Construction Materials: Frame

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 232

Association Fee Includes: Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Management, Private Road, Recreational Facilities

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Pool, Sidewalks, Tennis Court(s)



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$1,581

Tax Legal Description: TAVARES ROYAL HARBOR PHASE I SUB LOT
14 PB 42 PGS 1-5 ORB 3209 PG 3 ORB 3280 PG 506 ORB 6255 PG
2055

Tax Lot: 14

Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

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, Gated Community - No Guard, Golf Carts OK, Park, Pool, Sidewalks, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Underground Utilities

Amenities: Dishwasher, Dryer, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Frame

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Gate Code Required, Go Direct, See Remarks, ShowingTime



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