

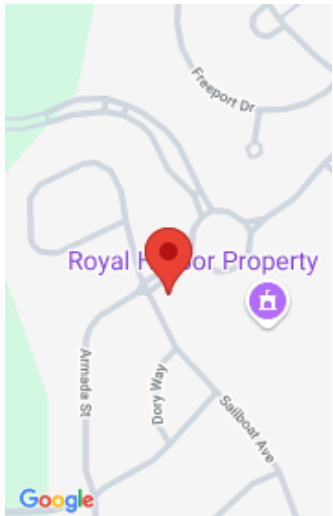
6122 SAILBOAT AVENUE TAVARES FL 32778

<https://candiscarmichael.com>



This charming 3-bedroom, 3-bathroom home in the sought-after 55+ community of Royal Harbor in Tavares offers an ideal setting for an active adult lifestyle. Situated on a corner lot conveniently located next to the community center and mail center, this home features a split floor plan that ensures privacy, with the master suite separated from [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2350 sq ft



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6236750

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6236750>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 7404 sq ft

View: Garden

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 6 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2350 sq ft

Year built: 2001

SubdivisionName: ROYAL HARBOR PH 01

GarageSpaces: 2

Location Details

Township: 20S

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Irrigation System, Lighting, Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities

Water Source: Public

Cooling: Central Air, Zoned

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

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Roof: Shingle

View: Garden

Sewer: Public Sewer

Heating: Central, Zoned

Property Details

Subdivision Name: ROYAL HARBOR PH 01

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 13-20-25-1800-000-02900

Direction Faces: Southwest

Construction Materials: Wood Frame

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 205

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Tennis Courts

Fees&Taxes



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Tax Year: 2023

Tax Annual Amount:
\$2,443

Tax Legal Description: TAVARES ROYAL HARBOR PHASE I SUB
LOT 29 PB 42 PGS 1-5 ORB 5306 PG 1883 ORB 6004 PG 1560

Tax Lot: 29

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x13	First	13	18
Primary Bathroom	10x9	First	9	10
Bathroom 2	14x13	First	13	14
Bathroom 3	14x11	First	11	14
Dining Room	13x11	First	11	13
Kitchen	12x11	First	11	12
Living Room	24x17	First	17	24
Dinette	12x10	First	10	12
Foyer	6x6	First	6	6
Balcony/Porch/Lanai	15x7	First	7	15
Balcony/Porch/Lanai	22x13	First	13	22



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Tennis Courts

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Zoned

ExteriorFeatures: Irrigation System, Lighting, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Wood Frame

Heating: Central, Zoned

Roof: Shingle

Miscellaneous

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

Occupant Type: Owner **Showing Requirements:** Appointment Only



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