

6170 SAILBOAT AVENUE TAVARES FL 32778

<https://candiscarmichael.com>



\$345,000



Welcome Home to this well maintained 3 bedroom / 2 bathroom home located in "Royal Harbor", a gated 55+ community on the shores of The Harris Chain of Lakes. Many recent upgrades include AC unit (2025), roof (2020), gas water heater (2024), shades & shutters (2021), along with replacement of windows, enclosed front entry & [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1535 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRG5105601



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5105601>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1535 sq ft

Year built: 2002

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6931 sq ft

SubdivisionName: ROYAL HARBOR PH 01

GarageSpaces: 2

Location Details

Township: 20S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile, Vinyl

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Lot Features: Cleared, City Limits, Landscaped, Paved

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: ROYAL HARBOR PH 01

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 13-20-25-1800-000-03500

Direction Faces: West

Construction Materials: Block, Brick, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 232

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

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



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$2,629

Tax Legal Description: TAVARES ROYAL HARBOR PHASE I SUB
LOT 35 PB 42 PGS 1-5 ORB 4744 PG 1637

Tax Lot: 35

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x12	First	12	18
Primary Bathroom	11x6	First	6	11
Kitchen	10x24	First	24	10
Living Room	18x17	First	17	18
Bedroom 1	10x11	First	11	10
Bedroom 2	10x11	First	11	10

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, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Brick, Stucco

Parking: Driveway

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, Listing Agent Must Accompany, See Remarks, ShowingTime



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