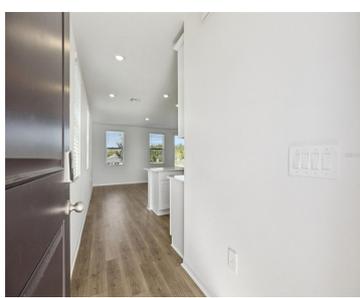


698 MUHLY WAY LADY LAKE FL 32159

<https://candiscarmichael.com>



SOPHISTICATED END UNIT TOWNHOME WITH 2-CAR GARAGE * ALL-AGES, ADJACENT TO THE VILLAGES! RESERVE AT HAMMOCK OAKS | LADY LAKE, FL Experience refined, low-maintenance living in this brand-new end-unit townhome just minutes from The Villages. Offering 1,566 square feet, a rare two-car garage, and elevated contemporary finishes, this residence stands apart from the interior units [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1566 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRG5108433



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5108433>

Basics

Bathrooms Full: 2

Bathrooms Half: 1

Date added: Added 3 hours ago

Category: Townhouse

Type: Residential

Bedrooms: 3 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Area, sq ft: 1566 sq ft

Lot size, sq ft: 2519 sq ft

Year built: 2025

SubdivisionName: THE RESERVE AT HAMMOCK OAKS

ListOfficeName: LPT REALTY, LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: NA

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

Elementary School: Villages Elem of Lady Lake

Middle Or Junior School: Carver Middle

High School: Leesburg High

Property Features



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Interior Features: Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Vinyl

Patio And Porch Features: Front Porch, Patio

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Security Features: Security System, Smoke Detector(s)

Architectural Style: Florida

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: ENERGY STAR Qualified Windows

Utilities: Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Electric, Heat Pump

Property Details

Subdivision Name: THE RESERVE AT HAMMOCK OAKS

Levels: Two

New Construction YN: Yes

Builder Model: Oakville

Construction Materials: Block, Cement Siding, Stucco, Frame

Property Condition: Completed

Parcel Number: 30-18-24-0011-000-160A0

Direction Faces: South

Builder Name: Meritage Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, Other, USDA Loan, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Clubhouse, Park, Pickleball Court(s), Playground, Pool

Association Fee: 288

Association Fee Includes: Other

Community Features: Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2026

Tax Other Annual Assessment Amount: 2349

Tax Lot: 160A

Tax Annual Amount: \$1

Tax Legal Description: RESERVES AT HAMMOCK OAKS PHASE 1B PB 85 PG 74-76 LOT 160-A ORB 6550 PG 162

Green Building Info

Green Water Conservation: Drip Irrigation, Low-Flow Fixtures

Green Energy Efficient: Appliances, HVAC, Insulation, Lighting, Roof, Thermostat, Windows

Green Indoor Air Quality: Air Filters MERV 10+, No/Low VOC Cabinets/Counters, No/Low VOC Flooring, No/Low VOC Paint/Finish, Non Toxic Pest Control, Sealed Combustion

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x19	First	19	15
Great Room	15x19	First	19	15
Primary Bedroom	18x16	Second	16	18
Bedroom 2		Second		
Bedroom 3		Second		
Laundry		Second		

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System, Smoke Detector(s)

WindowFeatures: ENERGY STAR Qualified Windows

Utilities: Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Building Details



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ArchitecturalStyle: Florida **NewConstructionYN:** Yes

Heating: Electric, Heat Pump **Exterior material:** Block, Cement Siding, Frame, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Home Warranty YN: Yes

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Combination Lock Box



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