

# 8045 WATERBURY WAY MOUNT DORA FL 32757

<https://candiscarmichael.com>



\$459,000



Discover your dream home in the highly sought-after Lakes of Mount Dora community! Nestled in a prime location, this gem is just 35 minutes from Orlando Sanford International Airport and under an hour from Orlando International Airport—perfect for easy travel. You're only a quick 15-minute drive to charming downtown Mount Dora, with its festivals, shops, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2152 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRG5106978



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5106978>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2152 sq ft

**Year built:** 2006

**SubdivisionName:** LAKES OF MOUNT DORA

**GarageSpaces:** 2

**Date added:** Added 10 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 18934 sq ft

**View:** Trees/Woods

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 19S

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Built-in Features, Cathedral Ceiling(s), Chair Rail, Crown Molding, High Ceilings, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Landscaped, Oversized Lot, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** LAKES OF MOUNT DORA

**Levels:** One

**Builder Name:** Pringle

**Construction Materials:** Block, Stucco

**Parcel Number:** 08-19-27-1200-000-02700

**Direction Faces:** Southeast

**Foundation Details:** Slab

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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Storage, Tennis Court(s)

**Association Fee:** 280

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

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s), Street Lights



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## Fees&Taxes

Tax Year: 2025

Tax Annual Amount:  
\$5,911

Tax Legal Description: LAKES OF MOUNT DORA PHASE 1 PB 57 PG 47-56 LOT 27 ORB 6181 PG 475 Tax Lot: 27

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x12	First	12	11
Living Room	16x18	First	18	16
Dining Room	11x12	First	12	11
Primary Bedroom	13x16	First	16	13
Bedroom 2	13x11	First	11	13
Bedroom 3	10x11	First	11	10
Florida Room		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s), Street Lights

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Features:** Built-in Features, Cathedral Ceiling(s), Chair Rail, Crown Molding, High Ceilings, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Gate Code Required, See Remarks, ShowingTime



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