



G5056932 31303 SUNNY MEADOW CT, LEESBURG, FL 34748



County: Lake

Subdiv: MEADOWS AT SUNNYSIDE SUB

Subdiv/Condo:

Beds: 4

Baths: 3/1

Pool: None

Property Style: Single Family Residence

Lot Features:

Total Acreage: 1/2 to less than 1

Minimum Lease Period: No Minimum

Garage: Yes **Attch:** Yes **Spcls:** 3

Garage/Parking Features:

Assigned Spcls:

Garage or Carport Spaces: 3

New Construction: No

Property Condition:

LP/SqFt: \$181.31

Sold Date: 07/23/2022

Sold Price: \$530,000

SP/SqFt: \$174.74

Home Warranty Y/N:

Flood Zone Code: x

Total Annual Assoc Fees: 640.00

Average Monthly Fees: 53.33

Status: Sold

Backups Requested: No

List Price: \$549,900

Year Built: 2015

Special Sale: None

ADOM: 7

CDOM: 7

Pets: Yes

Max Times per Yr:

Carport: No **Spcls:**

Permit Number:

Proj Comp Date:

Heated Area: 3,033 SqFt / 282 SqM

Total Area: 3,629 SqFt / 337 SqM

Beautiful contemporary home located in the desirable community of The Meadows of Sunnyside on Lake Harris Peninsula! The home is situated in a very private setting at the end of a culdesac, abutting a large dry retention pond, followed by a wooded conservation area, which is the perfect place for nature lovers. This property also has a large fenced in backyard, providing gorgeous views of nature and Florida sunsets from the home's Florida room and patio making it wonderful for family time and pets, with plenty of space to add a pool. The home has two stories, with 4 bedrooms, 3 1/2 baths, and 2912 square feet of open-concept style living space. It was built in 2015, has a 3 car garage and a beautifully landscaped yard. In addition, the property has a well for landscape irrigation. As you enter the front door, there is a spacious foyer area with the dining room to the left. Walking through the dining room you will pass through the butler's pantry into the kitchen with granite countertops and then to an eating area which opens to the living room. Also located on the first floor, is a convenient powder room for guests and a large laundry room with a folding counter and loads of cabinets for extra storage. The Master Bedroom suite is also conveniently located on the 1st floor and has a bathroom with both a garden tub and walk in shower, walk-in closet and separate toilet area with door. You will notice the gorgeous crown moldings for a beautiful finished look to the home as well. The second story opens to a huge recreation room, a great extra space for family time or a work area. There is a second "mini-suite" on the second floor as well with a walk in closet and adjoining bathroom and could be used as an au pair or in-law suite. Two additional bedrooms both have walk-in closets and share a Jack and Jill bathroom suite. This home also has a water softener and de-chlorinator as well as energy four star home appliances, and energy efficient windows. and is conveniently located to shopping, schools and the Orlando area. Come take a look at this home and surrounding property soon as it will not be on the market long!

Land, Site, and Tax Information

Legal Desc: MEADOWS AT SUNNYSIDE PB 58 PG 15-16 LOT 24 ORB 4658 PG 259

SE/TP/RG: 30-19S-25E

Subdivision #:

Between US 1 & River:

Tax ID: 30-19-25-1300-000-02400

Taxes: \$3,415

Homestead: Yes

CDD: No

AG Exemption Y/N:

Add Parcel: No

of Parcels:

Related MLS Number(s):

Ownership: Fee Simple

SW Subd Condo#:

Development:

Flood Zone: x

Floors in Unit/Home: Two

Bldg Name/#:

Book/Page: 58-15-16

MH Make:

Land Lease Y/N: No

Land Lease Fee:

Planned Unit Dev:

Lot Dimensions:

Existing Lease/Tenant: No

Days Notice To Tenant If Not Renewing:

Water Frontage: No

Water Access: No

Water View: No

Addtl Water Info:

Zoning: R-1

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2021

Annual CDD Fee:

Block/Parcel: 000

Front Exposure: East

Lot #: 24

Other Exemptions:

Additional Tax IDs:

Complex/Comm Name:

SW Subd Name:

Flood Zone Date:

Floor #:

Total # of Floors: 1

Census Block:

MH Model:

Flood Zone Panel:

Census Tract:

MH Width:

Lot Size Acres: 0.75

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Lot Size: 32,859 SqFt / 3,053 SqM

End Date of Lease:

Waterfront Ft: 0

Water Name:

Water Extras: No

Interior Information

A/C: Central Air

Heat/Fuel: Central

Heated Area Source: Public Records

Flooring Covering: Laminate, Tile

Security Feat:

Total Area Source: Public Records

Laundry Features:**Fireplace:** No**Accessibility Features:****Utilities:** Cable Connected, Electricity Connected, Water Connected**Water:** Public, Well**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Open Floorplan, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)**Appliances Incl:** Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	16x13	Laminate		En Suite Bathroom
Bedroom 2	Second	11x12	Carpet		En Suite Bathroom
Bedroom 3	Second	12x12	Carpet	Walk-in Closet	Walk-In Closet(s)
Bedroom 4	Second	12x12	Carpet	Walk-in Closet	Walk-In Closet(s)
Kitchen	First	13x12	Tile		Kitchen Island
Dining Room	First	13x11	Tile		
Family Room	Second	19x14	Laminate		
Living Room	First		Tile		Ceiling Fan(s)

Exterior Information**Other Structures:****Ext Construction:** Block, Stucco**Roof:** Shingle**Foundation:** Slab**Garage Dim:****# Of Garage Attached:****# Of Carport Attached:****Property Attached Y/N:****Garage SqFt:****# Of Garage Detached:****# Of Carport Detached:****Property Description:****Architectural Style:****Ext Features:** Irrigation System, Storage**Other Equipment:****Patio And Porch Features:****Pool:** None**Pool Dimensions:****Spa and Features:****Pool Features:****Vegetation:****View:****Farm Type:****Horse Amenities:****# of Stalls:****Road Surface Type:** Asphalt**Road Responsibility:****Barn Features:****Fencing:** Fenced**# Paddocks/Pastures:****Green Features****Green Energy Features:** Appliances, Windows**Green Sustainability:****Community Information**

HOA / Comm Assn: Yes	HOA Fee: \$160	HOA Pmt Sched: Quarterly	Mo Maint\$(add HOA):
Master Assn/Name: No		Master Assn Fee:	Master Assn Ph:
Monthly HOA Amount: \$53		Other Fee:	
Condo Fee:		Monthly Condo Fee:	
Social Membership:		Social Deposit:	
Social Include:		Social Contact:	
Social Frequency:		Social Name:	
Social Fee:		Social Phone:	
Housing for Older Per: No	Affidavit:	Expire/Renewal Date:	FCHR Website Y/N:
Can Property be Leased: Yes		Building Elevator Y/N:	
Association Approval Required: Yes		Years of Ownership Prior to Leasing Required: No	
Lease Restrictions: Yes			
Minimum Lease Period: No Minimum			
Approval Process: Please contact HOA contact for approval process.			
Additional Lease Restrictions: Please contact HOA contact for restrictions.			

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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