



Cross Property 360 Property View

1037 WILLOW DRIVE, LEESBURG, Florida 34748

Listing

G5095718 1037 WILLOW DR, LEESBURG, FL 34748



County: Lake

Subdiv: LEESBURG ROYAL OAK ESTATES

Subdiv/Condo:

Beds: 3

Baths: 2/0

Pool: Community

Property Style: Villa

Total Acreage: 0 to less than 1/4

Minimum Lease Period: 3 Months

Garage: No **Attch:** **Spcs:**

Garage/Parking Features:

Assigned Spcs: 2

Garage or Carport Spaces: 2

LP/SqFt: \$151.55

New Construction: No

Total Annual Assoc Fees: \$2,820.00

Average Monthly Fees: \$235.00

Flood Zone Code: x

Status: Sold

Backups Requested: No

On Market Date: 04/14/2025

List Price: \$214,900

Year Built: 2004

Special Sale: None

ADOM: 28

CDOM: 28

Pets: Breed Restrictions

Max Times per Yr:

Carport: Yes **Spcs:** 2

Heated Area: 1,418 SqFt / 132 SqM

Total Area: 1,894 SqFt / 176 SqM

Sold Date: 06/13/2025

Sold Price: \$214,000

SP / SqFt: \$150.92

Charming 3 Bedroom, 2 Bathroom Villa in the gated community of Royal Oak Estates in Leesburg. This Villa has a New Roof, New HVAC and New Hot Water Heater. The home has a spacious primary bedroom with en suite bathroom, Indoor Laundry, Laminate and tile flooring.(no carpeting), and a large screened in Lanai (15 x 28'). The home is in a quiet setting with a private location. It is near shopping, medical facilities, restaurants and is less than 20 minutes from The Village. This home is priced to sell. Come take a look as it will not be on the market for very long!

Land, Site, and Tax Information

Legal Desc: LEESBURG ROYAL OAK ESTATES FOURTH ADD SUB LOT 43C PB 50 PG 56-57 ORB 4508 PG 2399

SE/TP/RG: 28-19S-24E

Subdivision #:

Between US 1 & River:

Tax ID: [28-19-24-0866-000-043C0](#)

Taxes: \$2,257

Homestead: No

Alt Key/Folio #: 2419280866000043C0

Related MLS Number(s):

Ownership: Fee Simple

Flood Zone: x

Floors in Unit/Home: One

Book/Page: 50-56-57

Total # of Floors: 1

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Zoning:

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

AG Exemption YN:

Block/Parcel: 000

Front Exposure: West

Lot #: 43C

Other Exemptions:

CDD: No **Annual CDD Fee:**

Complex/Comm Name:

Flood Zone Date:

Floor #:

Census Block: 4

Bldg Name/#:

Flood Zone Panel:

Planned Unit Dev:

Census Tract: 030507

Lot Size Acres: 0.05

Lot Size: 2,207 SqFt / 205 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: Electricity Connected

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Flooring Covering: Laminate, Tile

Interior Feat: Ceiling Fans(s), Living Room/Dining Room Combo

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Balcony/Porch/Lanai	First	15x28		No Closet	
Living Room	First	18x15.5	Laminate	No Closet	
Dining Room	First	9x9	Laminate	No Closet	
Primary Bedroom	First	12.5x14	Laminate	Built-in Closet	En Suite Bathroom
Bedroom 2	First	12x13	Laminate	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	9x11	Laminate	Built-in Closet	Ceiling Fan(s)
Bonus Room	First	9x7	Tile	No Closet	
Kitchen	First	9.5x8	Tile	Linen Closet	Pantry

Exterior Information

Ext Construction: Stucco

Roof: Shingle

Garage Dim:

Of Garage Attached:

Of Carport Attached:

Garage SqFt:

Of Garage Detached:

Of Carport Detached:

Property Description:

Ext Features: Lighting, Sidewalk, Storage

Pool: Community

Architectural Style:

Pool Dimensions:

Spa:

Pool Features:
Patio And Porch Features:
Foundation: Slab
Garage/Parking Features:
Road Surface Type: Paved

Green Features

Community Information

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Pool, Sidewalk
HOA / Comm Assn: Yes
HOA Pmt Sched: Monthly
Assn/Manager Name: Sentry Management/Jason Sackmann
Assn/Manager Phone: 352-343-5706
Master Assn/Name: No
Condo Fee:
Social Membership:
Social Fee:
Social Frequency:
Max Pet Wt:
Association Approval Required: Yes
Lease Restrictions: Yes
Approval Process: See Community's lease restrictions through HOA
Additional Lease Restrictions: See Community's lease restrictions through HOA

HOA Fee: \$235.00 / Required
Mo Maint\$(add HOA):
Assn/Manager Email: jackmann@sentrymgt.com
Assn/Manager URL:
Master Assn Fee:
Other Fee:
Social Include:
Social Deposit:
Social Contact:
Pet Restrictions: See Community's breed restrictions through HOA
Years of Ownership Prior to Leasing Required: No

Master Assn Ph:
Housing for Older Per: No
Social Name:
Social Phone:

Realtor Information

List Agent: [Kimberly Volean](#)
List Agent E-mail: kimberly.volean@remax.net

List Agent ID: 638087696
List Agent Fax: 352-509-6024

List Agent Direct: 352-396-3005
List Agent Cell: 352-396-3005

List Office: [RE/MAX FREEDOM](#)
Original Price: \$214,900

List Office Fax: 352-509-6024

Call Center #:
List Office ID: 260504869
List Office Phone: 352-559-0911
LP/SqFt: \$151.55
Expiration Date: 10/07/2025
Delayed Distribution YN: No
Delayed Dist. Date:

On Market Date: 04/14/2025

Seller Representation: Single Agent
Occupant Type: Vacant
Owner: PUBLIC RECORD
Financing Avail:

Listing Service Type: Full Service

Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 28

Exp Clsg Date: 06/13/2025

Contract: 05/12/2025
Selling Agent: [Amanda Quinn](#)

Sell Office: [SWANN REAL ESTATE INC](#)

Sold Date: 06/13/2025

SP/SqFt: \$151

Sold Price: \$214,000

Days to Closed: 60

Terms: FHA

Seller Credit: \$0

SP/LP Ratio: 100

Sold Remarks:

Confidential Info:

Showing Instructions: Call Listing Agent, Combination Lockbox, Use ShowingTime Button

Showing Considerations:

Driving Directions: From Rt 44 (South Street). Turn on to Royal Oak Blvd. Take a right on to Peach St and then a left on to Willow. The home is on the right hand side.

Realtor Remarks:

Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name: Oxford Title Agency

Phone:
Fax:

Photos



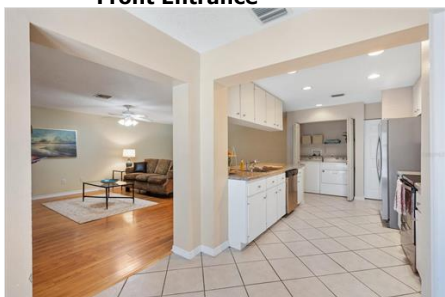
Front Entrance



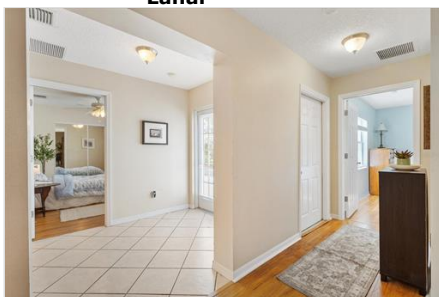
Lanai



View of Side Entrance



View of Kitchen



View of Front Entrance



Living Room



Living Room/Dining Room



Dining Room



Kitchen



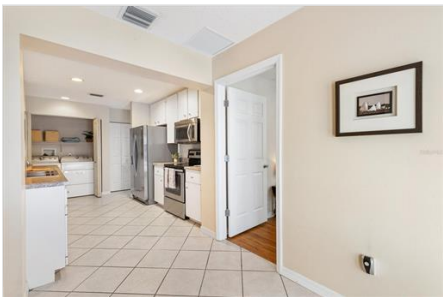
Kitchen



Kitchen



Kitchen



Kitchen with view of Laundry Closet



Primary Bedroom



Primary Bedroom



En Suite Bathroom



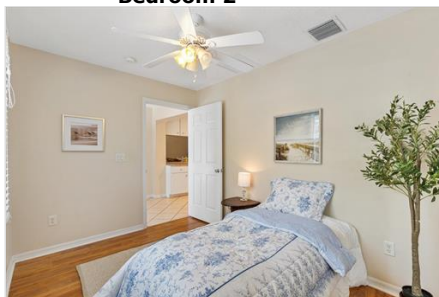
Bedroom 2



Bedroom 2



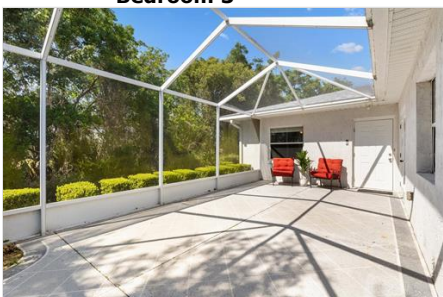
Bedroom 3



Bedroom 3



Guest Bathroom



Lanai



Yard/Lanai

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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