



**G5073630**

**2906 ASH DR, LEESBURG, FL 34748**



**County:** Lake

**Subdiv:** LEESBURG ROYAL OAK ESTATES

**Subdiv/Condo:**

**Beds:** 2

**Baths:** 2/1

**Pool:** Community

**Property Style:** Townhouse

**Lot Features:**

**Total Acreage:** 0 to less than 1/4

**Minimum Lease Period:** 6 Months

**Garage:** No **Attch:** **Spcls:**

**Garage/Parking Features:**

**Assigned Spcls:** 2

**# Garage or Carport Spaces:** 0

**New Construction:** No

**Property Condition:**

**LP/SqFt:** \$173.14

**Sold Date:** 10/24/2023

**Sold Price:** \$208,000

**SP/SqFt:** \$161.49

**Home Warranty Y/N:**

**Flood Zone Code:** x

**Total Annual Assoc Fees:** 2,640.00

**Average Monthly Fees:** 220.00

**Status:** Sold

**Backups Requested:** No

**List Price:** \$223,000

**Year Built:** 1988

**Special Sale:** None

**ADOM:** 10

**CDOM:** 10

**Pets:** Yes

**Max Times per Yr:**

**Carport:** No **Spcls:**

**Permit Number:**

**Proj Comp Date:**

**Heated Area:** 1,288 SqFt / 120 SqM

**Total Area:** 1,288 SqFt / 120 SqM

Newly and beautifully remodeled 2 bedroom, 2 1/2 bathroom, 1288 square foot Townhome in the Royal Oaks Estate gated community . This home has been fully renovated, from the new custom kitchen, to updates in all 3 bathrooms, new luxury vinyl flooring on the first floor. The Living room/Dining Room has built in custom cabinets, and convenient built in bench seating with table. There are Ceiling Fans throughout there is a new HVAC, new lighting in the kitchen and gorgeous crown molding throughout the home which gives the home a cottage feel. The home has a spacious, fenced, covered patio and is in a quiet location. This community has a fitness center, community recreation center and pool and is conveniently located near restaurants, stores and medical facilities. There is safety lighting throughout the community and is a gated community (combination required to enter). Come visit this home soon as it will not be on the market for long!

**Land, Site, and Tax Information**

**Legal Desc:** LEESBURG, ROYAL OAK ESTATES LOT 6D PB 29 PG 10 ORB 5394 PG 72

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

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** [28-19-24-0850-000-006D0](#)

**Taxes:** \$1,600

**Homestead:** No

**CDD:** No

**AG Exemption YN:**

**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/#:** 2906

**Book/Page:** 29-10

**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-2

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2022

**Annual CDD Fee:**

**Additional Tax IDs:**

**Complex/Comm Name:**

**SW Subd Name:**

**Flood Zone Date:**

**Floor #:**

**Total # of Floors:** 2

**Census Block:**

**MH Model:**

**Lot Size Acres:** 0.03

**Monthly Rental Amount:**

**Month To Month Or Weekly Y/N:**

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Block/Parcel:** 000

**Front Exposure:** West

**Lot #:** 6D

**Other Exemptions:**

**Flood Zone Panel:**

**Census Tract:**

**MH Width:**

**Lot Size:** 1,272 SqFt / 118 SqM

**End Date of Lease:**

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central

**Heated Area Source:** Public Records

**Laundry Features:**

**Fireplace:** No

**Accessibility Features:**

**Utilities:** Cable Available, Electricity Connected

**Water:** Public

**# of Wells:**

**Additional Rooms:**

**Interior Feat:** Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Primary Bedroom Upstairs, Solid Wood Cabinets

**Appliances Incl:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Range

**Flooring Covering:** Tile, Vinyl

**Security Feat:**

**Total Area Source:** Public Records

**Window Features:**

**Furnishings:**

**Sewer:** Public Sewer

**# of Septics:**

| Room Type       | Level  | Approx Dim | Flooring | Closet Type     | Features          |
|-----------------|--------|------------|----------|-----------------|-------------------|
| Bedroom 2       | Second | 11x13      | Tile     | Built-in Closet | Ceiling Fan(s)    |
| Primary Bedroom | Second | 14x13      | Tile     | Walk-in Closet  | En Suite Bathroom |
| Living Room     | First  | 16x14      | Vinyl    |                 | Built-In Shelving |
| Kitchen         | First  | 14x12      | Vinyl    |                 | Closet Pantry     |
| Dinette         | First  | 9x6        | Vinyl    |                 |                   |

#### Exterior Information

##### Other Structures:

**Ext Construction:** Concrete, Stucco

**Roof:** Membrane, Shake

**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:** Lighting, Sidewalk

##### Other Equipment:

##### Patio And Porch Features:

**Pool:** Community

##### Pool Features:

##### Vegetation:

##### View:

##### Farm Type:

##### Horse Amenities:

##### # of Stalls:

**Road Surface Type:** Paved

##### Road Responsibility:

##### Pool Dimensions:

##### Spa and Features:

##### Barn Features:

##### Fencing:

##### # Paddocks/Pastures:

#### Green Features

#### Community Information

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool, Sidewalk

**Fee Includes:** Community Pool, Maintenance Grounds, Manager, Pool Maintenance, Recreational Facilities

**HOA / Comm Assn:** Yes

**HOA Fee:** \$220

**Master Assn/Name:** No

**Monthly HOA Amount:** \$220

##### Condo Fee:

##### Social Membership:

##### Social Include:

##### Social Frequency:

##### Social Fee:

**Housing for Older Per:** No

##### Affidavit:

**Can Property be Leased:** Yes

**Association Approval Required:** Yes

**Lease Restrictions:** Yes

**Minimum Lease Period:** 6 Months

**Approval Process:** Buyer should verify approval process

**Additional Lease Restrictions:** Buyer should verify lease restrictions.

**HOA Pmt Sched:** Monthly

**Master Assn Fee:**

**Other Fee:**

**Monthly Condo Fee:**

**Social Deposit:**

**Social Contact:**

**Social Name:**

**Social Phone:**

**Expire/Renewal Date:**

**Building Elevator Y/N:**

**Years of Ownership Prior to Leasing Required:** No

**Mo Maint\$(add HOA):** \$0

**Master Assn Ph:**

**FCHR Website Y/N:**

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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