



Cross Property 360 Property View

2905 PECAN AVENUE, LEESBURG, Florida 34748

Listing

G5082747 2905 PECAN AVE, LEESBURG, FL 34748



County: Lake

Subdiv: LEESBURG ROYAL OAK ESTATES SUB

Subdiv/Condo:

Beds: 2

Baths: 2/1

Pool: Community

Property Style: Townhouse

Total Acreage: 0 to less than 1/4

Minimum Lease Period: 6 Months

Garage: No **Attch:** **Spes:**

Garage/Parking Features:

Assigned Spes: 2

Garage or Carport Spaces: 2

LP/SqFt: \$131.91

New Construction: No

Total Annual Assoc Fees: \$2,640.00

Average Monthly Fees: \$220.00

Flood Zone Code:x

Status: Sold

Backups Requested: No

On Market Date: 05/28/2024

List Price: \$169,900

Year Built: 1992

Special Sale: None

ADOM: 67

CDOM: 67

Pets: Yes

Max Times per Yr:

Carport: Yes **Spes:** 2

Heated Area: 1,288 SqFt / 120 SqM

Total Area: 1,320 SqFt / 123 SqM

Sold Date: 09/11/2024

Sold Price: \$175,000

SP / SqFt: \$135.87

BRAND NEW PRICE IMPROVEMENT!! Well maintained 2 Bedroom, 2 1/2 Bath Townhome in the gated community of Royal Oak Estates in Leesburg, FL. This home features an en suite full bathroom for each bedroom, a 1/2 bath on the first floor, indoor laundry and 2 Carport Spaces for parking. There is a fenced in patio and plenty of storage, including a storage closet on the first floor, cabinets in the laundry area and lined closets in the additional bathrooms. This home comes partially furnished with a BRAND NEW ROOF (April, 2024) and BRAND NEW HVAC (May, 2024). This home is in a very convenient location near shopping, restaurants, and medical facilities. Come take a look at this property soon as it will not be on the market for long!

Land, Site, and Tax Information

Legal Desc: LEESBURG ROYAL OAK ESTATES SUB LOT 17C PB 29 PG 10 ORB 1779 PG 2427

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

Subdivision #:

Between US 1 & River:

Tax ID: [28-19-24-0850-000-017C0](#)

Taxes: \$307

Homestead: Yes

Alt Key/Folio #: 2419280850000017C0

Related MLS Number(s):

Ownership: Fee Simple

Flood Zone: x

Floors in Unit/Home: Two

Book/Page: 29-10

Total # of Floors: 2

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Zoning: R-2

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2023

AG Exemption YN:

CDD: No **Annual CDD Fee:**

Complex/Comm Name:

Flood Zone Date:

Floor #:

Census Block:

Bldg Name/#: 2905

Block/Parcel: 000

Front Exposure: South

Lot #: 17C

Other Exemptions:

Flood Zone Panel:

Planned Unit Dev:

Census Tract:

Lot Size Acres: 0.03

Lot Size: 1,272 SqFt / 118 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central

Utilities: Cable Available, Electricity Connected, Public

Sewer: Public Sewer

Water: None

Furnishings: Partial

Fireplace: No

Heated Area Source: Public Records

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

Flooring Covering: Carpet, Tile

Interior Feat: Ceiling Fans(s), Primary Bedroom Upstairs, Walk-In Closet(s)

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First		Carpet		Ceiling Fan(s)
Kitchen	First	12x14	Tile		Breakfast Bar
Dining Room	First	9x6	Carpet	Storage Closet	
Primary Bedroom	Second	13x12	Carpet	Walk-in Closet	En Suite Bathroom
Bedroom 2	Second	11x12	Carpet	Built-in Closet	En Suite Bathroom

Exterior Information

Ext Construction: Stucco

Roof: Built-Up, Shake

Garage Dim:

Of Garage Attached:

Of Carport Attached:

Garage SqFt:

Of Garage Detached:

Of Carport Detached:

Property Description:

Ext Features: Awning(s), Lighting, Sidewalk, Sliding Doors

Pool: Community

Pool Dimensions:

Architectural Style:

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, Fitness Center, Gated Community - No Guard, Pool, Sidewalk
Fee Includes: Community Pool, Maintenance Grounds, Manager, Pool Maintenance, Recreational Facilities
HOA / Comm Assn: Yes
HOA Pmt Sched: Monthly
Assn/Manager Name: Specialty Management
Assn/Manager Phone: 407-647-2622
Master Assn/Name: No
Condo Fee:
Social Membership:
Social Fee:
Social Frequency:
Association Approval Required: Yes
Lease Restrictions: Yes
Approval Process: See Management Company Contact information for information on Approval Process
Additional Lease Restrictions: See Lease Restrictions

HOA Fee: \$220.00 / Required
Mo Maint\$(add HOA):
Assn/Manager Email:
Assn/Manager URL:
Master Assn Fee:
Other Fee:
Social Include:
Social Deposit:
Social Contact:
Years of Ownership Prior to Leasing Required: Yes
Number of Ownership Years Prior to Lease: 0
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: \$187,500

List Office Fax: 352-509-6024

Call Center #:
List Office ID: 260504869
List Office Phone: 352-559-0911
LP/SqFt: \$131.91
Expiration Date: 05/24/2025
Delayed Distribution YN: No
Delayed Dist. Date:

On Market Date: 05/28/2024

Seller Representation:
Occupant Type: Vacant
Owner: BETTY HOWE
Financing Avail:

Listing Service Type: Full Service

Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 67

Exp Clsg Date: 09/13/2024

Contract: 08/03/2024
Selling Agent: [Terri Williams](#)

Sell Office: [JEMINI REALTY CORP](#)

Sold Date: 09/11/2024
Terms: FHA

SP/SqFt: \$136

Sold Price: \$175,000
Seller Credit: \$8,500

Days to Closed: 106
SP/LP Ratio: 103

Sold Remarks:
Confidential Info:

Showing Instructions: Appointment Only, Call Before Showing, Call Listing Agent

Showing Considerations: Combination Lock Box, Lockbox, See Remarks

Driving Directions: From the intersection of HWY 27. and State Rd 44 in Leesburg, Drive West on SR 44 for approximately 2 miles. The Royal Oak Estate entrance is on the left. Turn left onto Royal Oak Blvd (gated), take a left on to Pecan Avenue. The home will be on your right, 2905 Pecan Avenue.

Realtor Remarks: All dimensions of room are approximate and should be verified. This home is being sold As-Is and any offer should be presented on the As-Is Purchase Offer Form. The roof was installed in April of 2024 and the HVAC was installed in May of 2024. Appliances are older but are in working condition. Listing agent responds quickly to requests for showing appointments and questions regarding the home.

Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

Phone:
Fax:

Photos



Front view of 2905 Pecan Avenue



Fenced in Patio



2nd view of Fenced in Patio



Living Room



Living room with view of front entrance



Living Room with view of Dining area and stairs to second floor



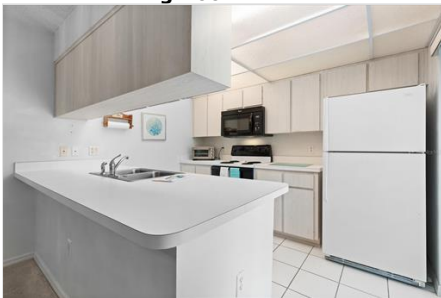
Living Room



Dining Room



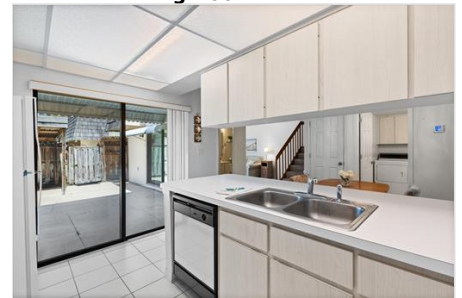
Dining Room



Kitchen



Kitchen



Kitchen



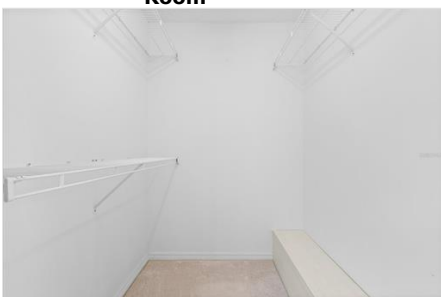
1/2 Bath and Indoor Laundry Room



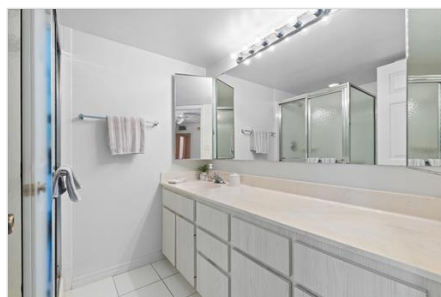
Primary Bedroom



Primary Bedroom



Primary Walk in Closet



Primary Full En Suite Bathroom



Second Bedroom



Second Bedroom



Second Full Ensuite Bathroom

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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