

**G5098252 1105 HAZELNUT DR, LEESBURG, FL 34748****County:** Lake**Subdiv:** LEESBURG ROYAL OAK ESTATES**Subdiv/Condo:****Beds:** 2**Baths:** 2/0**Pool:** Community**Property Style:** Villa**Lot Features:****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**New Construction:** No**Property Condition:****LP/SqFt:** \$130.82**Sold Date:** 09/15/2025**Sold Price:** \$185,000**SP/SqFt:** \$130.47**Home Warranty Y/N:****Flood Zone Code:** x**Total Annual Assoc Fees:** 2,820.00**Average Monthly Fees:** 235.00**Status:** Sold**Backups Requested:** No**List Price:** \$185,500**Year Built:** 1999**Special Sale:** None**ADOM:** 58**CDOM:** 58**Pets:** Yes**Max Times per Yr:****Carport:** Yes **Spcs:** 2**Permit Number:****Proj Comp Date:****Heated Area:** 1,418 SqFt / 132 SqM**Total Area:** 1,894 SqFt / 176 SqM

Seller motivated. Well maintained Villa in the gated community of Royal Oak Estates, with 2 Bedrooms, 2 bathrooms a sun room that could be used as a third bedroom or office, and 1418 square feet of living space. This home has a new roof, plenty of outdoor and indoor storage space, a screened Lanai and indoor laundry. There is no carpet in this home with tile in the bathrooms, kitchen and sunroom and laminate in the Living Room, Dining Room and Bedrooms. Additional features of this home include two assigned carport spaces, double sinks in the Primary Bathroom, and solar tubes in the bathrooms. Community amenities include a club house with community pool, fitness room, and event room, and this home is located near shopping, restaurants, medical facilities and is just a few miles from The Villages. Seller is offering \$3000 credit at closing to potential buyer. Come take a look at this home as it will not be on the market for long!

Land, Site, and Tax Information**Legal Desc:** LEESBURG ROYAL OAK ESTATES SECOND ADD SUB LOT 30C PB 35 PG 46 ORB 5760 PG 2111**SE/TP/RG:** 28-19S-24E**Subdivision #:****Between US 1 & River:****Tax ID:** [28-19-24-0860-000-030C0](#)**Taxes:** \$2,341**Homestead:** No**CDD:** No**AG Exemption YN:****Alt Key/Folio #:** 2419280860000030C0**Add Parcel:** No**# of Parcels:****Related MLS Number(s):****Ownership:** Fee Simple**SW Subd Condo#:****Development:****Flood Zone:** x**Floors in Unit/Home:** One**Bldg Name/#:****Book/Page:** 35-46**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:****Future Land Use:****No Drive Beach:****Zoning Comp:****Tax Year:** 2024**Annual CDD Fee:****Block/Parcel:** 000**Front Exposure:** South**Lot #:** 30C**Other Exemptions:****Additional Tax IDs:****Complex/Comm Name:****SW Subd Name:****Flood Zone Date:****Floor #:****Total # of Floors:** 1**Census Block:** 4**MH Model:****Flood Zone Panel:****Census Tract:** 030507**MH Width:****Lot Size Acres:** 0.05**Monthly Rental Amount:****Month To Month Or Weekly Y/N:****Lot Size:** 2,207 SqFt / 205 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**Laundry Features:** In Kitchen, Laundry Closet**Fireplace:** No**Accessibility Features:****Utilities:** Electricity Connected**Water:** Public**# of Wells:****Additional Rooms:****Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor**Flooring Covering:** Laminate, Tile**Security Feat:****Total Area Source:** Public Records**Window Features:****Furnishings:****Sewer:** Public Sewer**# of Septics:**

Appliances Incl: Dishwasher, Microwave, Range, Refrigerator

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Kitchen	First	10x10	Tile		Pantry
Living Room	First	16x15	Laminate		Ceiling Fan(s)
Dining Room	First	16x10			
Primary Bedroom	First	14x12	Laminate	Built-in Closet	En Suite Bathroom
Bedroom 2	First	12x13	Laminate	Built-in Closet	Ceiling Fan(s)
Bonus Room	First	8.5x13	Tile	No Closet	

Exterior Information

Other Structures:

Ext Construction: Block

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: Lighting, Sidewalk

Other Equipment:

Patio And Porch Features:

Pool: Community

Pool Dimensions:

Pool Features:

Spa and Features:

Vegetation:

View:

Farm Type:

Horse Amenities:

of Stalls:

Barn Features:

Fencing:

Paddocks/Pastures:

Road Surface Type: Paved

Road Responsibility:

Green Features

Community Information

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

HOA / Comm Assn: Yes

HOA Fee: \$235

HOA Pmt Sched: Monthly

Mo Maint\$(add HOA):

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

Monthly HOA Amount: \$235

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:

of Pets: 2

Pet Size:

Max Pet Wt:

Pet Restrictions: See HOA Restrictions

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:3 Months

Approval Process: See Lease Restrictions from HOA

Additional Lease Restrictions: See Lease Restrictions from HOA

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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