



Cross Property 360 Property View

2955 POPLAR AVENUE, LEESBURG, Florida 34748

Listing

G5057402 2955 POPLAR AVE, LEESBURG, FL 34748



County: Lake

Subdiv: LEESBURG ROYAL OAK ESTATES

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:

Garage or Carport Spaces: 0

New Construction: No

Total Annual Assoc Fees: \$2,520.00

Average Monthly Fees: \$210.00

Flood Zone Code: x

Status: Sold

Backups Requested: No

On Market Date: 06/29/2022

List Price: \$189,000

Year Built: 1991

Special Sale: None

ADOM: 29

CDOM: 29

Pets: Yes

Max Times per Yr:

Carport: No **Spes:**

Heated Area: 1,288 SqFt / 120 SqM

Sold Date: 11/05/2022

Sold Price: \$187,500

SP / SqFt: \$145.57

This beautiful townhome has it all, and has been remodeled! This unit has a designer kitchen with appliances that are under 2 years old, with granite counters, upgraded appliances, faucet, lights and backsplash. A brand NEW ROOF is about to be installed and the HVAC system is new as well. The dining area has a custom cabinet banquette with granite countertops. This eliminates the need for more storage. The home has vinyl plank flooring in the Kitchen, Dining Room, Living Room and Bedrooms with Tile in the Bathrooms. The stairs are carpeted. The home also includes new lights, fans, doors and is newly painted. There is an additional half bathroom on the first floor along with indoor laundry. There is a large, private and fenced in courtyard patio with 2 enclosed storage areas and a special place to add your own special touch with foliage or flowers. This home is an exceptional value with all of the features and upgrades. This community features a resort style pool and clubhouse and the HOA dues is only \$210 per month! Do not let this well maintained and recently remodeled townhome pass you by!!

Land, Site, and Tax Information

Legal Desc: LEESBURG, ROYAL OAK ESTATES SUB LOT 24D PB 29 PG 10 ORB 5265 PG 520

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

Subdivision #:

Between US 1 & River:

Tax ID: 28-19-24-0850-000-024D0

Taxes: \$1,336

Homestead: No

Related MLS Number(s):

Ownership: Fee Simple

Flood Zone: x

Floors in Unit/Home: Two

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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: 2021

AG Exemption YN:

CDD: No **Annual CDD Fee:**

Complex/Comm Name:

Flood Zone Date:

Floor #:

Census Block:

Bldg Name/#: 2955

Block/Parcel: 000

Front Exposure: Northwest

Lot #: 24D

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

Fireplace: No

Heated Area Source: Public Records

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

Flooring Covering: Tile, Vinyl

Interior Feat: Ceiling Fans(s), Open Floorplan, Stone Counters, Walk-In Closet(s)

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	22x14	Vinyl		Ceiling Fan(s)
Kitchen	First	12x14	Vinyl		Breakfast Bar
Dining Room	First	12x14	Vinyl		
Primary Bedroom	Second	13x12	Vinyl		En Suite Bathroom
Bedroom 2	Second	12x11	Vinyl		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:

Architectural Style:

Property Description:

Ext Features: Sidewalk, Storage

Pool: Community

Pool Features:

Pool Dimensions:

Spa:

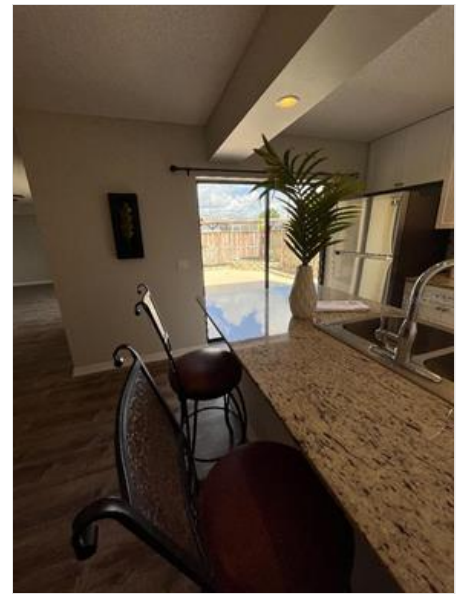
Patio And Porch Features:**Foundation:** Slab**Garage/Parking Features:****Road Surface Type:** Asphalt**Horse Amenities:****Fencing:** Fenced**Green Features****Community Information****Community Features:** Deed Restrictions, Gated Community, Pool, Sidewalk**Fee Includes:** Maintenance Grounds, Trash**HOA / Comm Assn:** Yes**HOA Pmt Sched:** Monthly**Assn/Manager Name:** Ieland managment**Assn/Manager Phone:****Master Assn/Name:** No**Condo Fee:****Social Membership:****Social Fee:****Social Frequency:****Association Approval Required:** Yes**Lease Restrictions:** Yes**Approval Process:** contact HOA**Additional Lease Restrictions:** contact HOA**HOA Fee:** \$210.00 / Required**Mo Maint\$(add HOA):****Assn/Manager Email:** Tiffany@Ielandmanagemtne.com**Assn/Manager URL:****Master Assn Fee:****Other Fee:****Social Include:****Social Deposit:****Social Contact:****Years of Ownership Prior to Leasing Required:** No**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:** kvolean@aol.com**List Agent ID:** 638087696**List Agent Fax:****List Agent Direct:** 352-559-0911**List Agent Cell:** 352-396-3005**Call Center #:****List Office ID:** 260504869**List Office Phone:** 352-559-0911**LP/SqFt:** \$146.74**Expiration Date:** 01/29/2023**Delayed Distribution YN:** No**Delayed Dist. Date:****On Market Date:** 06/29/2022**Seller Representation:****Occupant Type:** Vacant**Owner:** POPLAR ROE LLC**Financing Avail:****Listing Service Type:** Full Service**Owner Phone:****Listing Type:** Exclusive Right To Sell**Days to Cont:** 64**Exp Clsg Date:** 10/24/2022**Contract:** 09/01/2022**Selling Agent:** [Dani Roberts](#)**Sold Date:** 11/05/2022**Terms:** FHA**Sold Remarks:****Confidential Info:****Showing Instructions:** Appointment Only, Call Listing Agent**Showing Considerations:****Driving Directions:** From Rt. 44 in Leesburg, FL, Turn onto South Street. Take a right on to Royal Oak Blvd. Take a left onto Pecan Ave and then a right onto Poplar Ave. Townhome is on the left.**Realtor Remarks:****Seller's Preferred Closing Agent****Closing Agent Name:****Email:****Address:** , Florida**Closing Company Name:****Phone:****Fax:****Photos****2955 Poplar- Front of Townhome****2955 Poplar-Inside fenced area patio****Outdoor storage**



Outdoor patio showing planting area



Kitchen from Dining Room



Kitchen with view out to patio



Kitchen view 1



Kitchen view 2



Kitchen with view of Dining Room



Kitchen Banquette



Living Room



Living Room View 2



Half Bath with Laundry



Master Bedroom



Master Bath



Master Bath 2



Bedroom 2



Bedroom 2 View 2



Bedroom 2



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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