

O5482312 13308 CASA VERDE CIR, ASTATULA, FL 34705



County: Lake  
 Zip Code: 34705  
 Subdiv: ASTATULA LA CASA MANOR UNIT 02 LT 01  
 Year Built: 2006  
 Beds: 4  
 Baths: 3/0  
 Pool: None  
 Style: Single Family Home  
 Location: Balcony, Hilly, Lot - Oversized, Sidewalk, Street Paved  
 Total Acreage: 1/2 Acre to 1 Acre  
 Minimum Lease Period: No Minimum  
 New Construction: No  
 Garage/Carport: 2 Car Garage, Attached, Door Opener  
 LP/SqFt: \$80.17

Status: Active  
 List Price: \$299,900  
 Special Sale: None  
 ADOM: 149  
 CDOM: 149  
 Pets:  
 Max Times per Yr:  
 SqFt Heated: 3,741  
 Total SqFt: 5,561

Live among the rolling hills and enjoy sunsets over the valley from your new dream home. You are welcomed by a palm tree-lined driveway into a 2 car garage. Come inside and enjoy the comfort, with over-sized rooms, an open floor plan, split-level layout, and warm textures. With solid wood cabinets, granite counters, double sinks, and an island with breakfast bar and cherry wood wine rack in the open kitchen. Large windows and doors make every room light and bright. Freshly painted in a neutral palette inside and out. And out back, watch those sunsets from the full length patio or from the full length second story balcony across your half acre lot. Perfect as an escape from the city, for a large family, or even a home based business. Put your boat in the water at the Astatula Boat Ramp on Lake Harris, just blocks away. Convenient to Winter Garden, Ocoee, Clermont and Orlando. Easy access to Turnpike, 27, and 19.

Land, Site, and Tax Information

SE/TP/RG: 29-20-26	Zoning: R-1A	Section #:
Subdivision #:	Future Land Use:	Block/Parcel: 1155
Tax ID: 29-20-26-115500001200	Zoning Comp:	Front Exposure:
Taxes: \$5,890.00	Tax Year: 2016	Lot #: 12
Homestead: No	Annual CDD Fee:	Other Exemptions:
CDD: No	PG 86 ORB 2737 PG 2002	Mill Rate: 22.1230
Legal Desc: ASTATULA, LA CASA MANOR UNIT 2 SUB LOT 12 PB 45	Complex/Comm Name:	
Ownership: Fee Simple	SW Subd Name:	
SW Subd Condo#:	Flood Zone Date:	Flood Zone Panel:
Flood Zone: X	Floor #:	Floors in Unit:
Book/Page: 45-86	Bldg Name/H:	
Bldg # Floors:	Monthly Rental Amount:	Month to Month or Weekly:
Existing Lease or Tenant: Yes	Min Lease Period: No Minimum	Representation: Seller Represer
Min Lease Period: No Minimum	Lot Size Acres: 0.50	Lot Size SqFt: 21,890
Lot Dimensions:	Waterfront Ft: 0	

Interior Information

A/C: Central	Floor Covering: Carpet, Laminate
Heat/Fuel: Central	Security Sys:
Fireplace: No	SqFt Source: Public Records
Utilities Data: Septic, Sprinkler Well, Well	
Interior Layout: Eating Space In Kitchen, Living Room/Great Room, Open Floor Plan, Split Bedroom, Volume Ceilings	
Interior Feat: Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Solid Surface Counters, Solid Wood Cabinets, Walk In Closet	
Master Bath: Tub With Shower	
Appliances Incl: Hot Water Electric	Additional Rms: Bonus Room, Family Room, Inside Utility
Kitchen Feat: Breakfast Bar, Island	

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	15x25	2nd	Laminate	Kitchen	10x21	2nd	Laminate
Master Bedroom	15x21	2nd	Carpet	2nd Bedroom	15x13	2nd	Carpet
Great Room	20x22	1st	Laminate	Game Room	21x21	1st	Laminate
3rd Bedroom	19x21	1st	Carpet	4th Bedroom	13x13	1st	Carpet

Exterior Information

Ext Construction: Block, Stucco  
 Roof: Shingle  
 Foundation: Slab  
 Architecture Style: Contemporary  
 Ext Features: Irrigation System

Description: Split Level, Two Story  
 Garage Dim:

Green Features

Certifications:  
 Energy Features:  
 Water Features:  
 Landscaping:  
 Indoor Air Quality:  
 Disaster Mit:

Community Information

HOA / Comm Assn: None  
 Condo Fee:  
 Monthly Condo Fee Amount:  
 Can Property be Leased: Yes  
 Associations Approval Required: No  
 Lease Restrictions: No

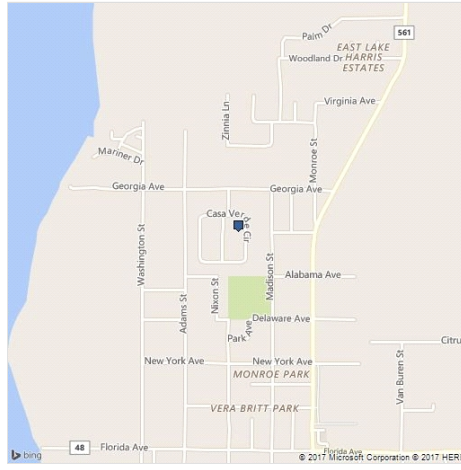
Deed Restrictions: No  
 Other Fee:  
 Years of Ownership Prior to Leasing Required: No

Housing for Older Per: N/A

Map and Directions

Driving Directions: From Clermont, N on Hwy 27, E on 561. L on Georgia Ave, L into La Casa Manor community. L on Casa Verde. From Orlando, Hwy 50 W to 455 N, through Montverde, right onto 561 East. L on Georgia Ave, L into La Casa Manor on Miss Ollie. L on Casa

Verde.



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