



1 / 10

My Florida Regional MLS / Customer Synopsis Report / Residential Property

**G4642378 35750 GOOSE CREEK RD, LEESBURG**



County: Lake County Zip Code: 34788-2846 Unit #: Status: Active  
 Sub. Name: N/A List Price: \$ 275,000  
 Beds: 3 Baths: 2 SqFt Heated: 1,215 Sold Price:  
 Pool: N, Year Built: 2001  
 Property: One Story, Single Family Home Special Sale: None  
 Total Acreage: Five + Acres Total SqFt: 1737 ADOM: 396  
 Location: Street Paved, Wooded View, Zn-Horses OK CDOM: 770

Virtual Tour: <http://www.tourfactory.com/idxr488557>

CALLING ALL NATURE LOVERS....BRING THE HORSES! IF YOUR ONE THAT LOVES THE SERENITY AND TRANQUILITY OF THE OUTDOORS YOU'LL LOVE THIS CUSTOM BUILT LOG CABIN SITUATED ON 5.77 ACRES. THIS 3 BEDROOM, 2 BATH HOME WAS BUILT IN 2001 AND FEATURES NORTHERN WHITE CEDAR HARDWOOD FLOORING THROUGHOUT HOME. YOU'LL FALL IN LOVE THE MINUTE YOUR WALK INSIDE ONCE YOU SEE THE STONE-GAS FIREPLACE IN LIVING ROOM, VAULTED CEILINGS, BUILT IN STORAGE, SHELVING, AND 2 LARGE PORCHES AWAITING YOUR ROCKING CHAIRS. THIS HOME ALSO INCLUDES A DETACHED WORKSHOP AND A ONE YEAR HOME WARRANTY! YOU'LL HAVE THE FEELING OF BEING ON VACATION EVERYDAY! A MUST SEE! PRICED TO SELL \$20,000 UNDER RECENT APPRAISAL!

Land, Site and Tax Information

SE/TP/RG: 01-19-25 Subdivision #: 0001 Section #: Block/Parcel: 000 Lot#: 01400 Front Exposure:  
 Tax ID: 01 19 25 0001 000 01400 Alt.Key/Folio#: 1387809 Additional Parcel: N Mill Rate: 15.1927 Lot # 0140  
 Taxes: \$1,133.00 Tax Year: 2008 Homestead: Y Other Exemptions: N CDD: N Annual CDD Fee:  
 Legal Description: E 465 FT OF W 495 FT OF S 1/2 OF NE 1/4 OF NE 1/4--LESS E 150 FT OF W 180 FT OF N 400.45 FT-- ORB 1811 PG 2263  
 Ownership: Fee Simple Complex/Community Name: Book/Page: / Floor #:  
 MH Make: Zoning: R-6 Future Land Use: 0100 Zoning Comp.: Y Min Lease: Lease # Per Year: Max Pet Wt:  
 Lot Dimensions: Lot Size(Acres): 5.77 Lot Size(SqFt): 251,341 Front Exposure:  
 Water Frontage: Water Access: Water Name:  
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 18x16 Master Br.: 12x12 5th Bedroom: Great Room: SqFt Source: Public records  
 Family Room: 2nd Bedroom: 12x10 Studio: Air Conditioning: Central  
 Kitchen: 09x10 3rd Bedroom: 10x09 Dinette: Heat & Fuel: Central  
 Dining Room: 4th Bedroom: Bonus Room: Floor Covering: Wood  
 Fireplace: Y - Gas Fireplace Living Room Balcony/Porch: Security System:  
 Utilities Data: Cable Available, Septic, Well  
 Interior Layout: Eating Space in Kitchen, Kitchen/Family Room Combo, Volume Ceilings  
 Interior Features: Ceiling Fan(s)  
 Master Bath: Tub with Shower  
 Appliances Incl: Dishwasher, Range, Range Hood, Refrigerator, Washer, Dryer  
 Kitchen: Additional Rooms:

Exterior Information

Ext. Construction: Log Style: Custom Pool:  
 Exterior Features: Detached Workshop, French Doors, Oak Trees, Patio/Porch Open, Satellite Dish, Patio/Porch Screened  
 Garage/Carport: None None Roof: Shingle

Community Information

Community Features:

Maintenance Includes:

Housing for Older Persons: Expire/Renewal Date:  
 HOA Fee Required: N HOA Fee: HOA Payment Schedule: Mo. Maint. \$(addition to HOA):  
 Elementary: Middle or Junior: High:

Realtor Info

For more information on this or any other properties

please contact:  
**KIM DUCHARME**

**MORRIS REALTY AND INVESTMENTS**

Direct: 352-874-5906

Office: 352-435-4663



ksd0629@aol.com



Directions: 44 WEST TOWARDS GRAND ISLAND, RIGHT ON GOOSE CREEK ROAD, HOME LOCATED ON LEFT. LOOK FOR SIGN.