



Office: ORVEST PARTNERS INC
 Office Ph: 407-875-3100 Agent Ext.:
 Office Fax: 407-875-2200
 Agent: RANDY LAZARUS
 Agent Ph: 407-875-3100 E-Mail: Randy@classichomes.us
 Owner: LFTA LTD
 Owner PH: 407-468-4927
 Showing Inst: Use Show Btn
 Realtor:
 Remarks:

Buyer Agent Fee: 3%
 Trans Broker Fee: 3%
 Non-Rep Fee: 3%
 Entry Date: 01/07/10
 LP/SqFt: \$138.51
 Sold Date:
 Sold Price:
 SP/SqFt:
 Contract Date:
 Off-Market:

MLS#: R4592523

Virtual Tour:

322 N RHODES ST MOUNT DORA FL 32757

Days On Market: 152

General Property Information

01/07/10 Exclusive Right to Sell

Area: County: LK Status: ACT Special Sale Prov: None List Price: \$239,900.00
 Property Type: Single Family Home, One Story Square Feet: 1732 Lot Size: 48.0X164.0
 Bedrooms: 3 Full Baths: 2 Half Baths Garage: Unit #: Floor # of Unit:
 Pool: N, Water Frontage: Water Access:

Land & Site Information

Legal: MOUNT DORA, AVALON LOT 12, BLK B PB 9 PG 58 ORB 3685 PG 1469 Total Acres: Up to 10889 Sq. Ft.
 Subdivision: 0200 AVALON Zoning: Lot & Block: 01200 00B
 Sec/Twn/Rng: 32/19/27 Location: City Limits Utilities: BB/HS Internet Avail,Cable Connecter

Construction Information Exterior

Year Built: 2005 Construction: , Block Roof: Shingle
 Features: Balcony/Sun Deck,Fenced,French Doors,Oak Trees,Ir Architectural Style:

Interior Features

Living/Great Rm: 18x18 Family Rm: Dining Rm: 14x10 Kitchen: 11x10 Dinette:
 Master Suite: 16x15 Bed Rm.2: 15x10 Bed Rm.3: 14x11 Bed Rm.4: Bed Rm.5:
 Master Bath: Shower No Tub,Dual Sinks Bonus Rm:

Note: All Room Sizes are Approximate to the nearest plus or minus 1 foot.

Appliances: Dishwasher,Disposal,Microwave,Range

Kitchen Features: Breakfast Bar,Walk In Pantry

Interior - Great Room,Split Bedroom,Volume Ceilings,Open Plan
 Layout:

Interior Features: Ceiling Fan(s),Cath/Vaul Ceil,Blinds/Sh,Attic,Walk In Closet,Wndw Treatment

Flooring: Wood,Ceramic Tile,Carpet

Air Conditioning - Cooling: Central Air Conditioning - Heating: Central

Taxes, Deed Infromation & Other Fees

Taxes: \$2,904.00 Tax Year 2009 Tax ID: 32 19 27 0200 00B 01200 Millage Rate: 19.41 Homestead Y/N: N
 CDD Y/N: N Annual CDD Fee: HOA / Comm Assn: HOA Fee: Other Exemptions Y/N: N
 Ownership: Fee Simple Special Tax Dist.Y/N:

Community -
 Features:

Directions

Take Highland to 5th Avenue to Rhodes.

Remarks

Discover the charm of Mount Dora in this newer cottage style home. A beautiful blend of history and luxury can be found in the superior craftsmanship of this elegant home. Beautifully landscaped and immaculately maintained, enjoy a glass of wine on your front porch or a cup of tea on your back deck. The private fenced yard is perfect for a pet. Located in a historic area of Mount Dora, you are a quick stroll to downtown shops and restaurants. Furniture package available.