



County: Lake
Property Style: Single Family Residence
Subdiv: TRINITY LAKES PH 1 & 2
Subdiv/Condo:
Beds: 4, **Baths:** 3/0
Pool: Community
Garage: Yes **Attch:** Yes **Spcs:** 3
Home Warranty Y/N: No
New Construction: No
Builder Name: Lennar
Builder Model: Kennedy III
Total Annual Assoc Fees: 1,140.00
Average Monthly Fees: 95.00

Status: Active
List Price: \$499,995
LP/SqFt: \$218.58
Year Built: 2022
ADOM: 15 **CDOM:** 15
Heated Area: 2,379 SqFt / 221 SqM
Total Area: 3,305 SqFt / 307 SqM
Total Acreage: 0 to less than 1/4
Lot Features:
Flood Zone Code: X

Welcome to your dream home! Built in 2022, this spacious one-story, 4 bedroom 3 full bath home offers a thoughtful design with a 3 way split floor plan. The stylish stone trim on the front elevation is an upgrade as is the 3 car garage with electric door openers for both the double and single bays. Wood-themed ceramic tile flows throughout the main living areas, paired with cozy carpet in the bedrooms. The heart of the home is a gourmet kitchen featuring stainless steel appliances, sleek gray cabinetry with a tile backsplash, and pristine Silestone countertops. Enjoy plenty of bar-top seating with the large breakfast bar in addition to the island. Illumination in this area is provided by stylish hanging pendants and recessed can lights. The primary bedroom suite is a true retreat boasting a spacious walk-in closet and a luxurious bath with dual stone-topped vanities, a garden tub, separate shower and ceramic tile flooring. High ceilings over 9' extend throughout the home, enhancing its open and airy feel. Energy-efficient solar panels keep utility costs low. Outdoor living shines with a covered front porch and a rear covered porch which is integrated into the roof line. A greenspace swale at the rear of lot adds extra privacy and is maintained by the Homeowners Association. Nestled in the Trinity Lakes community, you'll enjoy resort-style amenities including an oversized pool, splash pad, fitness center, fishing pier, dog park, walking trails, and multiple playgrounds. Conveniently located near the Turnpike, this home is just 35 minutes from Orlando's world-famous theme parks and is a short drive from the charming downtowns of Groveland and Clermont which offers easy access to shopping, dining, and top-rated schools—all within 10 minutes. Whether you're unwinding in the comfort of this move-in-ready home or exploring the vibrant surroundings, this handsome home delivers the perfect blend of luxury, convenience, and lifestyle. Don't miss your chance to call this exceptional property home!

Land, Site, and Tax Information

Legal Desc: TRINITY LAKES PHASE 1 AND 2 PB 74 PG 7-14 LOT 388 ORB 6062 PG 332
SE/TP/RG: 05-22S-25E
Subdivision #:
Between US 1 & River:
Tax ID: 05-22-25-0100-000-38800
Taxes: \$8,671
Homestead: No **CDD:** Yes
AG Exemption YN:
Alt Key/Folio #: 252205010000038800
Ownership: Fee Simple

Zoning:
Future Land Use:
No Drive Beach:
Zoning Comp: Yes
Tax Year: 2024
Annual CDD Fee: 1,464
Development:

Block/Parcel:
Book/Page: 74-7-14
Front Exposure: East
Lot #: 388
Other Exemptions:
Subdiv/Condo:

Complex/Comm Name:
Flood Zone Date: 12/18/2012
Floor #:
Census Block:

Planned Unit Dev: Yes
Census Tract:

Bldg Name/#:
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 60'x120' **Lot Size Acres:** 0.17 **Lot Size:** 7,200 SqFt / 669 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: BB/HS Internet Available, Electricity Connected, Fiber Optics, Public, Solar, Street Lights, Underground Utilities
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: High Ceiling(s), Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	16.6x15.9	Ceramic Tile		
Dining Room	First	12.8x11.8	Ceramic Tile		
Dinette	First	9.7x7.4	Ceramic Tile		
Kitchen	First	19x16	Ceramic Tile		
Primary Bedroom	First	14.4x13.5	Carpet	Walk-in Closet	
Bedroom 2	First	12.8x10.8	Carpet	Built-in Closet	
Bedroom 3	First	13x10.1	Carpet	Built-in Closet	
Bedroom 4	First	12.4x10.1	Carpet	Built-in Closet	

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Foundation: Slab
Property Description:
Ext Features: Irrigation System, Sidewalk, Sliding Doors
Pool: Community
Pool Features:
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road

Assigned Spcs:
Garage Dim: 28x19, **Attached Garage Y/N:** Yes
Property Attached:
Architectural Style:

Pool Dimensions:
Spa: No

Green Features

Community Information

Community Features: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalk

Comm/Assoc Water Feat:Dock, Fishing, Lake, Water Access, Waterfront

HOA / Comm Assn: Yes

HOA Fee: \$95.00 / Required

HOA Pmt Sched: Monthly

Mo Maint\$(add HOA):

Monthly HOA Amount: \$95

Other Fee:

Housing for Older Per: No

Max Pet Wt:

Pet Restrictions: Check with local governing authority & HOA to verify any pet restrictions.

Elementary School: Groveland Elem

Middle School: Gray Middle

High School: South Lake High

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Additional Lease Restrictions: Check with local governing authority & HOA to verify any leasing restrictions.

Association/Manager Name:Leland Management / Frank Pine

Association/Manager Contact Phone:407-550-6707

Association Email:fpine@lelandmanagement.com

Association URL:www.lelandmanagement.com

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

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