

Cross Property 360 Property Customer View

3562 LAZY RIVER TERRACE, SANFORD, Florida 32771

Listing

06205420 3562 LAZY RIVER TER, SANFORD, FL 32771



County: Seminole
Subdiv: RIVERSIDE RESERVE
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features:
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: Yes **Attach:** Yes **Spcs:** 2
Garage/Parking Features: Driveway
Assigned Spcs:
New Construction: No
Property Condition:
LP/SqFt: \$206.85
Home Warranty Y/N:
Flood Zone Code:X
Total Annual Assoc Fees:700.00
Average Monthly Fees:58.33

Status: Incomplete
List Price: \$417,000
Year Built: 2021
Special Sale: None
ADOM:
CDOM:
Pets: Yes
Max Times per Yr:
Carport: No **Spcs:**
Permit Number:
Proj Comp Date:
Heated Area:2,016 SqFt / 187 SqM
Total Area: 2,582 SqFt / 240 SqM

This 3-bedroom Riverside Reserve home sits on a coveted corner lot and it will not last long! Built just 3 years ago, the single-level home still shows like new, with an open floorplan, high ceilings, modern fixtures and tile flooring throughout the main living areas. The kitchen offers granite countertops, an under-mount sink, a pantry and an island with a long breakfast bar overlooking the living room. Just off the dining area, you'll find a screened-in lanai, which provides the perfect spot to enjoy your morning coffee. The rest of the lush yard is fenced-in, with a convenient gate accessible from your side yard (corner lot perk!). The primary bedroom has an amazing ensuite with his&her vanities, lots of storage, a custom shower and a massive walk-in closet. The floorplan includes two guest rooms, plus a den/office that could easily be converted into a fourth bedroom. The spacious hallway bathroom has dual sinks and a tiled tub surround. Don't miss the indoor laundry room and all the storage space in the attached garage, too! Riverside Reserve is a safe, walkable community nestled between Lake Monroe and Lake Jesup. You'll be close to parks, schools, multiple shopping centers & golf courses. The city of Sanford also offers year-round festivals and unique boutiques. This ideal location puts you just 40 mins from both Orlando and the beach!

Land, Site, and Tax Information

Legal Desc: LOT 65 RIVERSIDE RESERVE PLAT BOOK 85 PAGES 18-22
SE/TP/RG: 33-19-31
Subdivision #:
Between US 1 & River:
Tax ID: [33-19-31-514-0000-0650](#)
Taxes: \$3,734
Homestead: Yes **CDD:** No
AG Exemption YN:
Alt Key/Folio #: 19-31-33-514-0000-0650
Add Parcel: No **# of Parcels:**
Ownership: Fee Simple
SW Subd Condo#:
Development:
Flood Zone: X
Floors in Unit/Home: One
Bldg Name/#:
Book/Page: 85-18-22
MH Make:
Land Lease Y/N: No **Land Lease Fee:**
Planned Unit Dev:
Lot Dimensions:
Existing Lease/Tenant: No
Days Notice To Tenant If Not Renewing:
Water Frontage:No

Zoning: PD
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:

Block/Parcel: 1
Front Exposure: South
Lot #: 65
Other Exemptions:

Additional Tax IDs:
Complex/Comm Name:
SW Subd Name:

Flood Zone Date: 09/28/2007 **Flood Zone Panel:** 12117C0090F
Floor #:
Total # of Floors:
Census Block:
MH Model:
Total Units:

Lot Size Acres: 0.17 **Lot Size:** 7,224 SqFt / 671 SqM
Monthly Rental Amount:
End Date of Lease:

Month To Month Or Weekly Y/N:

Waterfront Ft: 0
Water Name:
Water Extras: No

Interior Information

A/C: Central Air
Heat/Fuel: Central
Heated Area Source:Public Records
Laundry Features: Inside
Fireplace: No
Accessibility Features:
Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Public
Water: Public
of Wells:
Additional Rooms: Den/Library/Office
Interior Feat: Ceiling Fans(s), Walk-In Closet(s)
Appliances Incl: Dishwasher, Disposal, Microwave, Range, Range Hood

Flooring Covering: Carpet, Tile
Security Feat:
Total Area Source: Public Records
Window Features: Double Pane Windows
Furnishings:

Sewer: Public Sewer
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	14x16	Carpet	No Closet	Ceiling Fan(s)
Primary Bathroom	First	14x9	Tile	Walk-in Closet	Shower - No Tub, Water Closet/Priv Toilet
Bedroom 2	First	14x10	Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	13x10	Carpet	Built-in Closet	Ceiling Fan(s)
Bathroom 2	First	9x8	Tile		Tub With Shower
Family Room	First	14x8	Tile		Ceiling Fan(s)
Dining Room	First	9x10	Tile		
Kitchen	First	9x12	Tile		Granite Counters
Laundry	First	6x6	Tile	No Closet	

Study/Den First 10x13 Carpet No Closet

Exterior Information

Other Structures:

Ext Construction: Block, Stucco

Roof: Shingle

Foundation: Slab

Property Attached Y/N:

Garage Dim: 22x21

Property Description: Corner Unit

Architectural Style:Ranch

Ext Features: Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

Other Equipment:

Patio And Porch Features: Covered, Enclosed, Rear Porch, Screened

Pool: None

Pool Dimensions:

Spa and Features: No

Pool Features:

Vegetation:

View:

Barn Features:

Farm Type:

Fencing: Vinyl

Horse Amenities:

Paddocks/Pastures:

of Stalls:

Road Surface Type: Paved

Road Responsibility:

Green Features

Disaster Mitigation:

Green Water Features:

Indoor Air Quality:

Green Landscaping:

Green Energy Features:

Green Sustainability:

Green Energy Generation:

Solar Panel Ownership:

Community Information

Community Features: Deed Restrictions, Sidewalk

Fee Includes: Maintenance Grounds, Recreational Facilities

HOA / Comm Assn: Yes

HOA Fee: \$175

HOA Pmt Sched: Quarterly

Mo Maint\$(add HOA):

Master Assn/Name:No / No

Master Assn Fee:\$0.00 /

Master Assn Ph:

Monthly HOA Amount: \$58

Other Fee:

Condo Fee:

Monthly Condo Fee:

Housing for Older Per: No

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

Elementary School: [Midway Elementary](#)

Middle School: [Millennium Middle](#)

High School: [Seminole High](#)

Can Property be Leased: Yes

Building Elevator Y/N:

Association Approval Required: Yes

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Number of Ownership Years Prior to Lease: 0

Minimum Lease Period:No Minimum

Approval Process: Buyer to verify approval process

Additional Lease Restrictions: Buyer to verify Lease Restrictions

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