

Cross Property 360 Property Customer View

3258 SPICER AVENUE, GRAND ISLAND, Florida 32735

Listing

06258318 3258 SPICER AVE, GRAND ISLAND, FL 32735



County: Lake	Status: Active
Subdiv: EUSTIS GRAND ISLAND RESERVE	List Price: \$426,000
Subdiv/Condo:	Year Built: 2015
Beds: 4	Special Sale: None
Baths: 3/0	ADOM: 1
Pool: Community	CDOM: 1
Property Style: Single Family Residence	Pets: Yes
Lot Features: Sidewalks	Max Times per Yr:
Total Acreage: 0 to less than 1/4	Carport: No Spcs:
Minimum Lease Period: No Minimum	Permit Number:
Garage: Yes Atch: Yes Spcs: 2	Proj Comp Date:
Garage/Parking Features: Driveway, Garage Door Opener	Heated Area: 2,685 SqFt / 249 SqM
Assigned Spcs:	Total Area: 3,475 SqFt / 323 SqM
New Construction: No	
Property Condition:	
LP/SqFt: \$158.66	
Home Warranty Y/N:	
Flood Zone Code: X	
Total Annual Assoc Fees: 1,367.18	
Average Monthly Fees: 113.93	

This single-level stucco beauty has solar roof panels and a wonderful layout that can adapt as your lifestyle changes. The home is located in sought-after Grand Island Reserve, a quiet subdivision nestled between Lake Yale & Lake Eustis in the heart of Central Florida's famous chain of lakes. Through the leaded-glass front door, you'll find a versatile den (could become bedroom #5) and a formal dining room just off the foyer. The kitchen is open to the living room at the rear of the floorplan and features granite countertops, stainless appliances, a pantry, a breakfast nook and a center island with seating for a crowd. Just steps away, you can entertain friends or enjoy a quiet cup of coffee on the screened-in lanai. The backyard is fully fenced-in, with plenty of space for a playscape, pool and garden. The corner primary bedroom includes a beautiful ensuite with a massive walk-in closet, dual sinks, a soaking tub and a separate shower. Two guest rooms share a hallway bathroom on one side of the floorplan, with the isolated fourth bedroom and third full bathroom on the other side of the house. The huge laundry/mudroom at the entrance of the attached garage offers enough room for a fridge and tons of storage space, too. Don't forget about the solar roof panels, which will keep your utility bills low, and the EV car charger, a bonus for electric vehicles! Residents of Grand Island Reserve enjoy community amenities like a pool, playground, basketball court, walking trails, cable TV, and more. You can be on the lake or golf course in just a few minutes, with numerous shopping & dining options along FL-19. Just 20 mins to historic Mt. Dora and less than an hour to the beach or all the theme parks!

Recent: **11/16/2024 : NEW**

Land, Site, and Tax Information

Legal Desc: GRAND ISLAND RESERVE PB 60 PG 26-31 LOT 163 ORB 5328 PG 1636		
SE/TP/RG: 33-18-26	Zoning:	Block/Parcel: 000
Subdivision #:	Future Land Use:	
Between US 1 & River:	No Drive Beach:	Front Exposure: North
Tax ID: 33-18-26-0010-000-16300	Zoning Comp:	Lot #: 163
Taxes: \$3,775	Tax Year: 2023	Other Exemptions:
Homestead: Yes	Annual CDD Fee:	
AG Exemption YN:	CDD: No	
Alt Key/Folio #: 3858498	Additional Tax IDs:	
Add Parcel: No	Complex/Comm Name:	
Ownership: Fee Simple	SW Subd Name:	
SW Subd Condo#:		
Development:	Flood Zone Date: 12/18/2012	Flood Zone Panel: 12069C0215E
Flood Zone: X	Floor #:	
Floors in Unit/Home: One	Total # of Floors:	
Bldg Name/#:	Census Block:	Census Tract: 302.11
Book/Page: 60-26-31	MH Model:	MH Width:
MH Make:	Total Units:	
Land Lease Y/N: No	Lot Size Acres: 0.23	Lot Size: 10,000 SqFt / 929 SqM
Planned Unit Dev:	Monthly Rental Amount:	End Date of Lease:
Lot Dimensions:	Month To Month Or Weekly Y/N:	
Existing Lease/Tenant: No	Waterfront Ft: 0	
Days Notice To Tenant If Not Renewing:	Water Name:	
Water Frontage: No	Water Extras: No	
Water Access: No		
Water View: No		
Addtl Water Info:		

Interior Information

A/C: Central Air	Flooring Covering: Carpet, Tile
Heat/Fuel: Central	Security Feat:
Heated Area Source: Public Records	Total Area Source: Public Records
Laundry Features: Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup	Window Features: Double Pane Windows
Fireplace: No	Furnishings:
Accessibility Features:	
Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public, Solar, Water Available, Water Connected	
Water: Public	Sewer: Public Sewer
# of Wells:	# of Septics:

Additional Rooms:**Interior Feat:** Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Skylight(s), Walk-In Closet(s)**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	13x17	Carpet	No Closet	Ceiling Fan(s), En Suite Bathroom
Primary Bathroom	First	11x10	Tile	Walk-in Closet	Dual Sinks, Garden Bath, Tub with Separate Shower Stall, Water Closet/Priv Toilet
Bedroom 2	First	11x12	Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	11x12	Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 4	First	14x14	Carpet	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	10x30	Concrete		
Dining Room	First	11x14	Tile		
Living Room	First	11x14	Tile		Ceiling Fan(s)
Bathroom 2	First	8x9	Tile		Tub With Shower
Kitchen	First	12x14	Tile		Breakfast Bar, Closet Pantry, Granite Counters, Island, Pantry, Walk-In Pantry
Family Room	First	17x24	Tile		
Dinette	First	11x12	Tile		
Laundry	First	9x7	Tile		
Foyer	First	5x28	Tile		

Exterior Information**Other Structures:****Ext Construction:** Block, Concrete, Stucco**Roof:** Shingle**Foundation:** Slab**Property Attached Y/N:****Garage Dim:** 20x20**Property Description:** Walk-Up**Architectural Style:** Contemporary**Ext Features:** Irrigation System, Sidewalk, Sliding Doors**Other Equipment:****Patio And Porch Features:** Covered, Enclosed, Porch, Rear Porch, Screened**Pool:** Community**Pool Dimensions:****Spa and Features:****Pool Features:****Vegetation:****View:****Farm Type:****Horse Amenities:****# of Stalls:****Road Surface Type:** Asphalt, Paved**Road Responsibility:****Barn Features:****Fencing:** Fenced**# Paddocks/Pastures:****Green Features****Disaster Mitigation:****Indoor Air Quality:****Green Energy Features:** /Solar**Green Energy Generation:** Solar**Solar Panel Ownership:** Owned**Green Water Features:****Green Landscaping:****Green Sustainability:****Community Information****Community Features:** Playground, Pool, Sidewalk, Tennis Courts**Fee Includes:** Cable TV, Community Pool**Association Amenities:** Basketball Court**HOA / Comm Assn:** Yes**HOA Fee:** \$684**HOA Pmt Sched:** Semi-Annually**Mo Maint\$(add HOA):****Master Assn/Name:**No**Master Assn Fee:****Master Assn Ph:****Monthly HOA Amount:** \$114**Other Fee:****Condo Fee:****Monthly Condo Fee:****Housing for Older Per:** No**Affidavit:****Expire/Renewal Date:****FCHR Website Y/N:****Elementary School:** [Eustis Heights Elem](#)**Middle School:** [Eustis Middle](#)**High School:** [Eustis High School](#)**Can Property be Leased:** Yes**Building Elevator Y/N:****Association Approval Required:** No**Years of Ownership Prior to Leasing Required:** No**Lease Restrictions:** No**Minimum Lease Period:**No Minimum**Approval Process:** Please verify this information with the Homeowner Association.**Additional Lease Restrictions:** Please verify this information with the Homeowner Association.

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