



**County:** Volusia  
**Property Style:** Single Family Residence  
**Subdiv:** DELTONA LAKES UNIT 45  
**Subdiv/Condo:** Deltona Lakes  
**Beds:** 3, **Baths:** 2/0  
**Pool:** None  
**Garage:** Yes **Attch:** Yes **Spcls:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$299,500  
**LP/SqFt:** \$262.49  
**Year Built:** 1983  
**ADOM:** 38 **CDOM:** 38  
**Heated Area:** 1,141 SqFt / 106 SqM  
**Total Area:** 1,626 SqFt / 151 SqM  
**Total Acreage:** 1/4 to less than 1/2  
**Lot Features:** Corner Lot, Oversized Lot, Sidewalks  
**Flood Zone Code:** X

Welcome home to this Deltona corner-lot charmer! Renovated in recent years and well maintained since the current owner purchased in 2023, this 3 bed / 2 bath offers an easy, open floor plan, a wide driveway with attached garage, and a large, fully fenced backyard for privacy and outdoor gatherings. Inside, you'll find a clean, neutral palette and stainless-steel kitchen appliances—move-in ready comfort without the to-do list. Major systems are in great shape: A/C 2014, roof 2020, water heater 2024. Tucked in a quiet neighborhood just minutes to local shops, restaurants, and major highways—come see why this one feels like home.

#### Land, Site, and Tax Information

**Legal Desc:** LOT 5 BLK 1297 DELTONA LAKES UNIT 45 MB 27 PGS 300-313 INC PER OR 5085 PG 2765 PER OR 6976 PG 3759 PER OR 6986 PG 0393 PER OR 7019 PG 2039 PER OR 7093 PG 4330 PER OR 7538 PG 0705 PER OR 7538 PG 2484 PER OR 7862 PG 1279 PER OR 8347 PG 1969

**SE/TP/RG:** 30-18S-31E

**Subdivision #:**

**Between US 1 & River:** No

**Tax ID:** [18-31-30-45-06-0050](#)

**Taxes:** \$3,887

**Homestead:** No

**CDD:** No

**AG Exemption YN:**

**Alt Key/Folio #:** 813045060050

**Ownership:** Fee Simple

**Zoning:** R-1AA

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:**

**Tax Year:** 2024

**Annual CDD Fee:**

**Development:** Deltona Lakes

**Block/Parcel:** 1297

**Book/Page:** MB27-300

**Front Exposure:** Northwest

**Lot #:** 5

**Other Exemptions:**

**Subdiv/Condo:** Deltona Lakes

**Complex/Comm Name:**

**Flood Zone Date:**

**Floor #:**

**Census Block:**

**Planned Unit Dev:**

**Census Tract:**

**Bldg Name/#:**

**Total # of Floors:** 1

**Land Lease Y/N:** No

**Land Lease Fee:**

**Lot Dimensions:** 109x149

**Lot Size Acres:** 0.37

**Lot Size:** 16,241 SqFt / 1,509 SqM

**Water View:** Yes-Lake

#### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Central, Electric

**Utilities:** Cable Available, Electricity Connected

**Sewer:** Septic Tank

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

**Appliances Incl:** Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Flooring Covering:** Tile

**Interior Feat:** High Ceiling(s), Stone Counters, Window Treatments

**# of Wells:**

**# of Septics:**

| Room Type       | Level | Approx Dim | Flooring | Closet Type     | Features      |
|-----------------|-------|------------|----------|-----------------|---------------|
| Primary Bedroom | First | 12x14      | Tile     | Built-in Closet |               |
| Bedroom 2       | First | 12x10      | Tile     | Built-in Closet |               |
| Bedroom 3       | First | 12x15      | Tile     | Built-in Closet |               |
| Living Room     | First | 13x22      | Tile     |                 |               |
| Kitchen         | First | 10x10      | Tile     |                 | Breakfast Bar |
| Dining Room     | First | 10x9       | Tile     |                 |               |

#### Exterior Information

**Ext Construction:** Wood Frame, Wood Siding

**Roof:** Shingle

**Foundation:** Slab

**Property Description:**

**Ext Features:** Sidewalk

**Pool:** None

**Pool Features:**

**View:** Water

**Horse Amenities:**

**Road Surface Type:** Asphalt

**Assigned Spcls:**

**Garage Dim:** 20x23, **Attached Garage Y/N:** Yes

**Property Attached:**

**Architectural Style:** Ranch

**Pool Dimensions:**

**Spa:** No

**Vegetation:**

**Fencing:** Wood

#### Green Features

**Green Energy Generation:**

**Green Energy Generation Y/N:** No

#### Community Information

**Monthly HOA Amount:**

**Max Pet Wt:**

**Elementary School:** Deltona Lakes Elem

**Association Approval Required:** No

**Lease Restrictions:** No

**Master Assn/Name:** No

**Other Fee:**

**Pet Restrictions:** N/A

**Middle School:** Galaxy Middle

**Years of Ownership Prior to Leasing Required:** No

**Number of Ownership Years Prior to Lease:** 0

**Master Assn Fee:**

**Housing for Older Per:** No

**High School:** Deltona High

**Master Assn Ph:**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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