

**05398370 13308 CASA VERDE CIR, ASTATULA, FL 34705**



**County:** Lake  
**Zip Code:** 34705  
**Subdiv:** ASTATULA LA CASA MANOR UNIT 02 LT 01  
**Beds:** 4  
**Baths:** 3/0  
**Pool:** None  
**Style:** Single Family Home  
**Location:** Balcony, Hilly, Lot - Oversized, Sidewalk, Street Paved  
**Total Acreage:** 1/2 Acre to 1 Acre  
**New Construction:** No  
**Garage/Carport:** 2 Car Garage, Attached, Door Opener  
**LP/SqFt:** \$85.27  
**Status:** Active  
**List Price:** \$319,000  
**Year Built:** 2006  
**Special Sale:** None  
**ADOM:** 1  
**CDOM:** 1  
**Pets:**  
**SqFt Heated:** 3,741  
**Total SqFt:** 5,561

Live among the rolling hills and enjoy sunsets over the valley from your new dream home. You are welcomed by a palm tree-lined driveway into a 2 car garage. Come inside and enjoy the comfort, with over-sized rooms, an open floor plan, split-level layout, and warm textures. With solid wood cabinets, granite counters, double sinks, and an island with breakfast bar and cherry wood wine rack in the open kitchen. Large windows and doors make every room light and bright. Freshly painted in a neutral palette inside and out. And out back, watch those sunsets from the full length patio or from the full length second story balcony across your half acre lot. Perfect as an escape from the city, for a large family, or even a home based business. Convenient to Winter Garden, Ocoee, Clermont and Orlando. Easy access to Turnpike, 27, and 19.

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 29-20-26	<b>Zoning:</b> R-1A	<b>Section #:</b>
<b>Subdivision #:</b>	<b>Future Land Use:</b>	<b>Block/Parcel:</b> 1155
<b>Tax ID:</b> <a href="#">29-20-26-115500001200</a>	<b>Zoning Comp:</b>	<b>Front Exposure:</b>
<b>Taxes:</b> \$5,190.00	<b>Tax Year:</b> 2014	<b>Lot #:</b> 12
<b>Homestead:</b> No	<b>Annual CDD Fee:</b>	<b>Other Exemptions:</b>
<b>CDD:</b> No	<b>Complex/Comm Name:</b>	<b>Mill Rate:</b>
<b>Legal Desc:</b> ASTATULA, LA CASA MANOR UNIT 2 SUB LOT 12 PB 45 PG 86 ORB 2737 PG 2002	<b>SW Subd Name:</b>	
<b>Ownership:</b> Fee Simple	<b>Floor #:</b>	<b>Floors in Unit:</b>
<b>SW Subd Condo#:</b>	<b>Bldg Name/H:</b>	<b>Flood Zone:</b>
<b>Book/Page:</b> 45-86	<b>Monthly Rental Amount:</b>	<b>Month to Month or Weekly:</b>
<b>Census Block:</b>	<b>Max Times per Year:</b>	<b>Representation:</b> Seller Represen
<b>Census Tract:</b> 310.00	<b>Lot Size Acres:</b> 0.50	<b>Lot Size SqFt:</b> 21,890
<b>Bldg # Floors:</b>		
<b>Existing Lease or Tenant:</b> No		
<b>End Date of Lease:</b>		
<b>Min Lease Period:</b>		
<b>Lot Dimensions:</b>		

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Central  
**Fireplace:** No  
**Utilities Data:** Public Utilities  
**Interior Layout:** Eating Space In Kitchen, Living Room/Great Room, Open Floor Plan, Split Bedroom, Volume Ceilings  
**Interior Feat:** Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Solid Surface Counters, Solid Wood Cabinets, Walk In Closet  
**Master Bath:** Tub With Shower  
**Appliances Incl:** Hot Water Electric  
**Kitchen Feat:** Breakfast Bar, Island  
**Floor Covering:** Carpet, Laminate  
**Security Sys:**  
**SqFt Source:** Public Records  
**Additional Rms:** Bonus Room, Family Room, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	16x22	2nd	Laminate	Kitchen	14x18	2nd	Laminate
Master Bedroom	14x18	2nd					

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Foundation:** Slab  
**Description:** Split Level, Two Story  
**Architecture Style:** Contemporary  
**Garage Dim:**  
**Ext Features:** Irrigation System

**Green Features**

**Certifications:**  
**Energy Features:**  
**Water Features:**  
**Landscaping:**  
**Indoor Air Quality:**  
**Disaster Mit:**

**Community Information**

**HOA / Comm Assn:** None  
**Condo Fee:**  
**Deed Restrictions:** No  
**Other Fee:**  
**Housing for Older Per:** N/A  
**Can Property be Leased:** Yes  
**Years of Ownership Prior to Leasing Required:** No  
**Associations Approval Required:** No  
**Lease Restrictions:** No

**Map and Directions**

**Driving Directions:** From Clermont, N on Hwy 27, East on 561, into Astatula. Left on Georgia Ave, Left into La Casa Manor community. Left on Casa Verde. From Orlando, Turnpike N to Exit 285. L on Hwy 27 S, L on 19 N, R on 455, L on 561. L on Georgia, L into La Casa Manor.