

**C7525072 132 SOFIA LN, LAKE ALFRED, FL 33850**



**County:** Polk  
**Property Style:** Single Family Residence  
**Subdiv:** EDEN HILLS  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 2/0  
**Pool:** Community  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 143.00  
**Average Monthly Fees:** 11.92

**Status:** Active  
**List Price:** \$295,000  
**LP/SqFt:** \$174.56  
**Year Built:** 2022  
**ADOM:** 14 **CDOM:** 14  
**Heated Area:** 1,690 SqFt / 157 SqM  
**Total Area:** 2,260 SqFt / 210 SqM  
**Total Acreage:** 0 to less than 1/4  
**Lot Features:**  
**Flood Zone Code:** X

Fully Fenced. Move-in ready - no waiting! Low \$143 a year HOA. Unbeatable value in Eden Hills! One of the few homes in the community with a fully fenced yard — ideal for pets, entertaining, or simply enjoying your backyard on your own terms. Inside, an open layout with ceiling fans throughout keeps things bright and comfortable year-round, with owner-upgraded vinyl flooring that's already done for you. Beyond your front door, Eden Hills offers a resort-style pool and cabana, walking trails, parks, two playgrounds, a pedestrian dock with lake access, and a dog park. Centrally located between Orlando and Tampa, you're minutes from major routes, shopping, dining, and everything Central Florida. If you've been losing out on homes that need work, need time, or need more than you budgeted — Schedule your showing today!

**Land, Site, and Tax Information**

**Legal Desc:** EDEN HILLS PB 185 PG 1-6 LOT 106  
**SE/TP/RG:** 30-27-26  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [26-27-30-496752-001060](#)  
**Taxes:** \$6,270  
**Homestead:** Yes **CDD:** Yes  
**AG Exemption Y/N:**  
**Alt Key/Folio #:** 30-27-26-496752-001060  
**Ownership:** Fee Simple

**Zoning:**  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2025  
**Annual CDD Fee:** 2,110  
**Development:**

**Block/Parcel:**  
**Book/Page:** 185-1-6  
**Front Exposure:** North  
**Lot #:** 106  
**Other Exemptions:**  
**Subdiv/Condo:**

**Bldg Name/#:**  
**Total # of Floors:**  
**Land Lease Y/N:** No **Land Lease Fee:**  
**Lot Dimensions:**

**Complex/Comm Name:**  
**Flood Zone Date:** 12/22/2016  
**Floor #:**  
**Census Block:**  
**Lot Size Acres:** 0.13

**Planned Unit Dev:**  
**Census Tract:**  
**Lot Size:** 5,750 SqFt / 534 SqM

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Sprinkler Meter, 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, Electric Water Heater, Microwave, Range, Refrigerator  
**Flooring Covering:** Carpet, Vinyl  
**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)  
**# of Wells:**  
**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	13x15	Vinyl	Walk-in Closet	
Bedroom 2	First	12x11	Vinyl	Built-in Closet	
Bedroom 3	First	12x11	Carpet	Built-in Closet	
Kitchen	First	9x12	Tile		
Dining Room	First	12x15	Vinyl		
Living Room	First	12x16	Vinyl		
Balcony/Porch/Lanai	First	12x8	Concrete		
Bathroom 1	First		Ceramic Tile		
Bathroom 2	First		Ceramic Tile		

**Exterior Information**

**Ext Construction:** Block, Concrete  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered  
**Pool:** Community  
**Horse Amenities:**  
**Road Surface Type:** Asphalt

**Assigned Spcs:**  
**Garage Dim:** 20x20, **Attached Garage Y/N:** Yes  
**Property Attached:**  
**Architectural Style:** Contemporary

**Pool Dimensions:**

**Fencing:** Fenced

**Green Features**

**Disaster Mitigation:**  
**Indoor Air Quality:**  
**Green Energy Generation:**

**Green Water Features:** Low-Flow Fixtures  
**Green Landscaping:** Fl. Friendly/Native Landscape  
**Green Energy Generation Y/N:** No

**Community Information**

**Community Features:** Deed Restrictions, Playground, Pool, Sidewalk  
**Fee Includes:** Pool Maintenance  
**HOA / Comm Assn:** Yes **HOA Fee:** \$143.00 / Required **HOA Pmt Sched:** Annually **Mo Maint\$(add HOA):**

**Monthly HOA Amount:** \$12

**Max Pet Wt:**

**Elementary School:** Lake Alfred Elem

**Association/Manager Name:** Prime Management

**Association Email:**

**Master Assn/Name:** No

**Other Fee:**

**Pet Restrictions:** See docs

**Middle School:** Stambaugh Middle

**Association/Manager Contact Phone:**

**Association URL:**

**Master Assn Fee:**

**Housing for Older Per:** No

**High School:** Auburndale High School

**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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