

1202 LAKE ARIANA BOULEVARD AUBURNDALE FL 33823

<https://candiscarmichael.com>



\$450,000



Lake Ariana Oasis! Multilevel Masterpiece with Private Dock & Panoramic Views. Experience the ultimate Florida lifestyle in this stunning lakefront retreat situated on the shores of highly sought-after Lake Ariana. Boasting over 2,100 sq. ft. of versatile living space, this 4-bedroom, 3-bathroom home offers a unique architectural layout designed to maximize water views and functional [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2180 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRL4960189



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/L4960189>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2180 sq ft

Year built: 1979

SubdivisionName: ARIANA ESTATES

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 3 floors

Lot size, sq ft: 13870 sq ft

View: Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 28

Road Surface Type: Paved

Elementary School: Caldwell Elem

Middle Or Junior School: Stambaugh Middle

High School: Auburndale High School

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Upstairs, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Luxury Vinyl, Wood

Patio And Porch Features: Covered, Rear Porch, Screened

Waterfront Features: Lake Front

Fireplace Features: Living Room, Stone, Wood Burning

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors, Storage

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Waterfront YN: Yes

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener, Oversized

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: City Limits, Oversized Lot, Sidewalk

Property Details

Subdivision Name: ARIANA ESTATES

Levels: Multi/Split

Number Of Lots: 2

Construction Materials: Block, Stucco

Parcel Number: 25-28-02-308400-000090

Direction Faces: South

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Fees&Taxes



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Tax Year: 2025

**Tax Annual
Amount:** \$1,588

Tax Legal Description: Home Legal: ARIANA ESTATES PB 48 PG 22 LOT 9
Lakefront Legal: ALL THAT PART OF NE1/4 OF NW1/4 LYING SWLYOF LOT 9
OF ARIANA ESTS BOUNDED ON NE BY SR559 ON NW BY SWLY EXTENSION
OF NW LINE LOT 9ON SE BY SWLY EXTENSION OF SE LINE LOT 9

Tax Lot: 9

Rooms



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| Room type | Dimensions | Level | Length | Width |
|---------------------|------------|--------|--------|-------|
| Living Room | 12.5x26 | Second | 26 | 12.5 |
| Dining Room | 11.5x10 | Second | 10 | 11.5 |
| Kitchen | 10x10 | Second | 10 | 10 |
| Dinette | 9x5.5 | Second | 5.5 | 9 |
| Primary Bedroom | 14.5x14.5 | Third | 14.5 | 14.5 |
| Primary Bathroom | 10x5 | Third | 5 | 10 |
| Bedroom 2 | 12x10 | Third | 10 | 12 |
| Bedroom 3 | 14x10 | Third | 10 | 14 |
| Bathroom 2 | 8x7.5 | Third | 7.5 | 8 |
| Utility Room | 8x5 | First | 5 | 8 |
| Garage Apartment | 16x14.5 | First | 14.5 | 16 |
| Bathroom 3 | 5.5x5.5 | First | 5.5 | 5.5 |
| Balcony/Porch/Lanai | 17.5x10 | First | 10 | 17.5 |

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Sliding Doors, Storage

Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Living Room, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone, Tray Ceiling(s), Walk-In Closet(s), Window Treatments, Wood Burning

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Oversized

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, ShowingTime

Occupant Type: Owner

Other Structures: Shed(s)



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