

# 1206 SUSAN LANE AUBURNDALE FL 33823

<https://candiscarmichael.com>



Experience the freedom of NO HOA living in this stylish and spacious 3 bedroom, 2 bath home boasting 1,892 sq ft and a 2-car garage. Recent upgrades—including a newer roof and A/C (2018) as well as flooring and more—give you comfort and confidence from day one. A versatile flex room adds the perfect spot for [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1892 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRP4937216



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/P4937216>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1892 sq ft

**Year built:** 1974

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 13626 sq ft

**SubdivisionName:** ARIANA HILLS

**GarageSpaces:** 2

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## Location Details

**Township:** 28

**High School:** Auburndale High School

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Luxury Vinyl, Tile

**Patio And Porch Features:** Covered

**Pool Features:** Above Ground

**Fireplace Features:** Living Room

**Attached Garage YN:** Yes

**Exterior Features:** Fire Pit

**Utilities:** Cable Available, Electricity Available

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Built-In Oven, Dishwasher, Electric Water Heater, Microwave, Refrigerator

**Laundry Features:** In Garage

**Pool Private YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** ARIANA HILLS

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 25-28-02-000000-013460

**Direction Faces:** Southwest

**Construction Materials:** Block

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,224

**Tax Legal Description:** N 125 FT OF S 250 FT OF N1/2 OF NW1/4 OF NE1/4 LESS W 1205 FT & LESS W 20 FT OF S 25 FT BEING LOT 39 OF UNREC SURVEY

**Tax Lot:** 39

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x11	First	11	16
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11
Dining Room	13x11	First	11	13
Living Room	21x17	First	17	21
Kitchen	17x9	First	9	17
Bonus Room	14x13	First	13	14
Balcony/Porch/Lanai	17x11	First	11	17
Laundry		First		
Bathroom 1		First		
Bathroom 2		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Fire Pit

**Utilities:** Cable Available, Electricity Available

**Amenities:** Built-In Oven, Dishwasher, Electric Water Heater, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**PoolFeatures:** Above Ground

**Features:** Ceiling Fans(s), Living Room

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Fire Pit, Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Lock Box Coded, ShowingTime



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