

1218 LAKE ARIANA BOULEVARD AUBURNDALE FL 33823

https://candiscarmichael.com



One or more photo(s) has been virtually staged. If you’ve been dreaming of life on the water, you won’t want to miss this lakefront home on Lake Ariana. This four-bedroom, three-bathroom residence offers a spacious layout with plenty of room for everyday living and entertaining friends. Perfectly west-facing, the home delivers spectacular sunset views that [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2247 sq ft



Courtesy of

Listing Office: REDFIN CORPORATION

Status: Active

Office ID: MFR780118

MLS ID: MFRTB8456113



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://www.zillow.com/view-imx/ff71afac-64bd-4810-bd6d-12308adb9f29?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2247 sq ft

Year built: 1974

SubdivisionName: ARIANA ESTATES

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 16287 sq ft

View: Trees/Woods, Water

ListOfficeName: REDFIN CORPORATION

ListAOR: mfrmls

Location Details

Township: 28

Road Surface Type: Paved

Elementary School: Lena Vista Elem **Middle Or Junior School:** Stambaugh Middle

High School: Auburndale High School

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile, Wood

Patio And Porch Features: Covered, Front Porch, Porch, Rear Porch, Screened

Waterfront Features: Lake Privileges

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Window Features: Blinds

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Electric Water Heater, Refrigerator

Laundry Features: Inside, Laundry Room

Waterfront YN: Yes

Parking Features: Covered, Driveway, Garage Faces Side

Attached Garage YN: Yes

Exterior Features: Balcony, French Doors, Private Entrance, Private Mailbox, Private Yard, Sidewalk, Sliding Doors

Security Features: Secured Garage/Parking

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Electric

Lot Features: Landscaped

Property Details

Subdivision Name: ARIANA ESTATES

Levels: Two

Foundation Details: Block, Slab, Stem Wall

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 25-28-02-308400-000050

Direction Faces: South

Construction Materials: Brick, Concrete, Frame

Association Information

Community Features: Street Lights



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Fees&Taxes

Tax Year: 2024

Tax Annual
Amount: \$4,395

Tax Legal Description: ARIANA ESTATES PB 48 PG 22 LOT 5 & THAT PART OF NE1/4 OF NW1/4 LYING E OF LAKE ARIANA & W OF ARIANA BLVD & BETWEEN AN EXTENSION OF NLY & SLY LOT LINES OF LOT 5 OF ARIAN ESTATES SUB

Tax Lot: 5

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	Second

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Secured
Garage/Parking

WindowFeatures: Blinds

Utilities: Electricity Connected, Public,
Sewer Connected, Water Connected

Amenities: Built-In Oven, Electric Water
Heater, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Street Lights

ExteriorFeatures: Balcony, French Doors, Private
Entrance, Private Mailbox, Private Yard, Sidewalk,
Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in
Kitchen, PrimaryBedroom Upstairs, Solid Surface
Counters, Stone Counters, Thermostat, Walk-In
Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Brick, Concrete, Frame

Parking: Covered, Driveway, Garage Faces Side

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance, Private Yard

Occupant Type: Vacant

Showing Requirements: ShowingTime



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