

1218 LAKE ARIANA BOULEVARD AUBURNDALE FL 33823

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Why settle for a standard suburban lawn when you can have direct access to the 1,000-acre playground of Lake Ariana? This residence is a tactical retreat for the buyer who prioritizes the water over the weeds, featuring 100 feet of private shoreline and a personal dock 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



Call us now

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 2 days 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 Front

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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