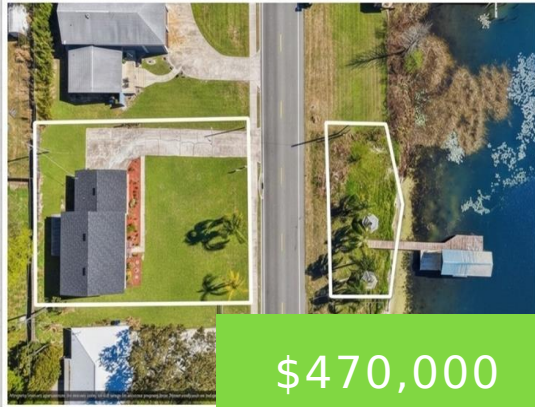


# 1218 LAKE ARIANA BOULEVARD AUBURNDALE FL 33823

<https://candiscarmichael.com>



\$470,000



One or more photo(s) has been virtually staged. \*\*\*\$10,000 buyer incentive\*\*\*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 [...]

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



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## Description

**Virtual Tour:**

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

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## 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 3 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

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## Location Details

**Township:** 28

**Road Surface Type:** Paved

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

**High School:** Auburndale High School

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## 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

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## 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

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## 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)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Brick, Concrete, Frame

**Parking:** Covered, Driveway, Garage Faces Side

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Entrance, Private Yard

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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