

18 WESTON ROAD LEESBURG FL 34748

<https://candiscarmichael.com>



CANAL-FRONT with DIRECT ACCESS to Lake Griffin, this Leesburg home offers a true waterfront lifestyle with privacy and usable outdoor space. The screened patio overlooks the canal, and the nearly $\frac{1}{2}$ -acre lot is cleared to the water, providing flexibility for a future dock, fire pit, or pool (property has already been evaluated for feasibility). Inside, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2016 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Office ID: MFR261019292

Status: Active

MLS ID: MFRO6372456



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2016 sq ft

Year built: 1990

ListOfficeName: MARK SPAIN REAL ESTATE

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 19360 sq ft

SubdivisionName: LEESBURG PULP MILL SUB

GarageSpaces: 2

Location Details

Township: 19S

Road Surface Type: Asphalt

Elementary School: Beverly Shores Elem **Middle Or Junior School:** Oak Park Middle

High School: Leesburg High

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Crown Molding, Split Bedroom

Flooring: Carpet, Luxury Vinyl

Waterfront YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: French Doors, Lighting, Rain Gutters

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Waterfront Features: Canal - Freshwater

Fireplace Features: Electric

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LEESBURG PULP MILL SUB

Levels: One

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 24-19-24-0500-000-01800

Direction Faces: West

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Community Features: Golf Carts OK

Association Fee: 83

Association Amenities: Gated

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$3,063

Tax Legal Description: LEESBURG PULP MILL SUB LOT 18 PB
26 PG 62 ORB 5124 PG 1979

Tax Lot: 18

Green Building Info

Green Energy Generation: Solar

Rooms

Room type	Level
Kitchen	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Living Room	First

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Golf Carts OK

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: French Doors, Lighting, Rain Gutters

Features: Built-in Features, Ceiling Fans(s), Crown Molding, Electric, Split Bedroom

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Combination Lock Box



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