

# 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 ½-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

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6372456



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## 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 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 19360 sq ft

**SubdivisionName:** LEESBURG PULP MILL SUB

**GarageSpaces:** 2

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## Location Details

**Township:** 19S

**Road Surface Type:** Asphalt

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

**High School:** Leesburg High

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## 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

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## 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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Golf Carts OK

**Association Fee:** 83

**Association Amenities:** Gated

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## 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

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## Green Building Info

**Green Energy Generation:** Solar

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## Rooms

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

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## 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Combination Lock Box

**Occupant Type:** Owner



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