

# 215 CARLA ANN COURT AUBURNDALE FL 33823

<https://candiscarmichael.com>



**\$249,000**

Charming Auburndale Gem - NO HOA & blocks from Lake Ariana! Welcome to this move-in-ready three-bedroom, two-bathroom PLUS A BONUS ROOM Auburndale cutie that perfectly blends modern updates with a prime location. Situated just blocks from the shores of Lake Ariana and featuring the freedom of no HOA, this property offers the space and flexibility [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1251 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRL4960368



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/L4960368>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10424 sq ft

**SubdivisionName:** REXANNE SUB

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1251 sq ft

**Year built:** 1980

**ListOfficeName:** LPT REALTY, LLC

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## Location Details

**Township:** 27

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Stambaugh Middle

**Road Surface Type:** Paved

**Elementary School:** Caldwell Elem

**High School:** Auburndale High School

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat

**Flooring:** Luxury Vinyl

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

**Pets Allowed:** Yes

**Fencing:** Chain Link, Fenced

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Electric Water Heater, Exhaust Fan, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Parking Features:** Driveway

**Exterior Features:** Sliding Doors, Storage

**Roof:** Shingle

**Vegetation:** Mature Landscaping, Oak Trees

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** City Limits, Street Dead-End

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## Property Details

**Subdivision Name:** REXANNE SUB

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 25-27-35-305240-000040

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,877

**Tax Legal Description:** REXANNE SUB UNIT NO 2 PB 66 PG 29 LOT 4

**Tax Lot:** 4

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x11	First	11	12
Primary Bathroom	7x6	First	6	7
Bedroom 1	11x10	First	10	11
Bedroom 2	11x9	First	9	11
Bathroom 2	9x5	First	5	9
Kitchen	9x9	First	9	9
Dinette	10x9	First	9	10
Living Room	16x12	First	12	16
Bonus Room	20x12	First	12	20
Balcony/Porch/Lanai	15x12	First	12	15
Laundry	8x6	First	6	8

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Sliding Doors, Storage

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Electric Water Heater, Exhaust Fan, Range, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Shed(s), Storage

**Showing Requirements:** Combination Lock Box, ShowingTime



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