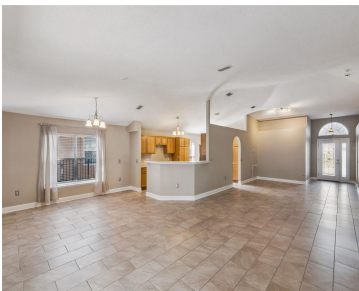


2242 AITKIN LOOP LEESBURG FL 34748

https://candiscarmichael.com



Welcome to Overlook at Lake Griffin, where comfort meets convenience in the heart of Leesburg. This beautifully upgraded home offers the incredible opportunity to assume the seller’s low 3.25% interest rate toward \$116k of the loan, giving you immediate monthly savings before you even move in! Inside, nearly every detail has been thoughtfully improved. New [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1893 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6355193



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Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6355193>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6288 sq ft

**SubdivisionName:** LEESBURG OVERLOOK AT LAKE GRIFFIN

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1893 sq ft

**Year built:** 2009

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 19

**Elementary School:** Beverly Shores Elem

**High School:** Leesburg High

**Road Surface Type:** Paved

**Middle Or Junior School:** Carver Middle

---

## Property Features



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**Interior Features:** High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat

**Flooring:** Ceramic Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer, Water Softener

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Security Features:** Smoke Detector(s)

**Utilities:** Cable Connected, Electricity Connected

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Corner Lot, Landscaped, Sidewalk, Paved

---

## Property Details

**Subdivision Name:** LEESBURG OVERLOOK AT LAKE GRIFFIN

**Levels:** One

**Foundation Details:** Block

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

**Parcel Number:** 15-19-24-1500-000-08900

**Direction Faces:** West

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 106

---

## Fees&Taxes



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## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	14x10	First	10	14
Bedroom 1	11x13	First	13	11
Dining Room	14x8	First	8	14
Living Room	16x15	First	15	16
Kitchen	17x10	First	10	17
Primary Bedroom	15x14	First	14	15
Primary Bathroom		First		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**Utilities:** Cable Connected, Electricity Connected

**Amenities:** Dishwasher, Dryer, Range,  
Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** High Ceilings, Open Floorplan,  
Primary Bedroom Main Floor, Split  
Bedroom, Thermostat

---

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Sentri Lock Box, Lockbox,  
See Remarks, ShowingTime



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