

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 \$115k 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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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: 106

Association Fee Frequency: Quarterly

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount:
\$2,275

Tax Legal Description: OVERLOOK AT LAKE GRIFFIN PB 54 PG
20-24 LOT 89 ORB 4957 PG 1067

Tax Lot: 89

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



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

Utilities: Cable Connected, Electricity Connected

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

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

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

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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