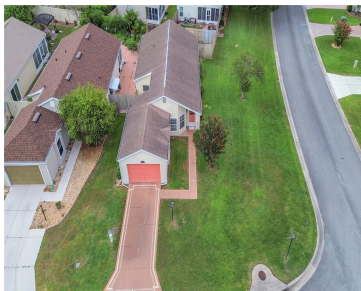


25345 GREEN HERON DRIVE LEESBURG FL 34748

https://candiscarmichael.com



\$180,000



****INVESTOR SPECIAL OR CREATE YOUR DREAM HOME IN THE PLANTATION AT LEESBURG!**** Opportunity knocks in one of Central Florida’s premier active 55+ communities. Priced to reflect its cosmetic updating needs, this spacious 2-bedroom, 2-bath home with a versatile bonus/flex room offers tremendous potential for investors, flippers, seasonal residents, or buyers looking to customize a home [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1424 sq ft



Courtesy of

Listing Office: COASTAL PROPERTIES GROUP INTERNATIONAL

Status: Active

Office ID: MFR260031031

MLS ID: MFRTB8523483

Description



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1424 sq ft

Year built: 1994

ListOfficeName: COASTAL PROPERTIES GROUP
INTERNATIONAL

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5961 sq ft

SubdivisionName: PLANTATION AT
LEESBURG HERON RUN

GarageSpaces: 1

Location Details

Township: 20S

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Number Limit, Yes

Fencing: Wood

Security Features: Gated Community

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: In Garage

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Lighting, Private Yard

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: PLANTATION AT LEESBURG HERON RUN

Levels: One

Foundation Details: Slab

Listing Terms: Cash

Parcel Number: 25-20-24-0245-000-05100

Direction Faces: Southeast

Construction Materials: Block, Vinyl Siding, Frame

Property Condition: Fixer

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Security, Tennis Court(s)

Association Fee: 180

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Grounds, Recreational Facilities

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf, Pool, Racquetball, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,295

Tax Legal Description: THE PLANTATION AT LEESBURG HERON RUN SUB LOT 51 PB 34 PGS 23-26 ORB 4481 PG 1683

Tax Lot: 51

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	19x24	First	24	19
Kitchen	13x10	First	10	13
Primary Bedroom	13x15	First	15	13
Bedroom 2	11x10	First	10	11
Den	8x15	First	15	8
Balcony/Porch/Lanai	8x11	First	11	8

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated
Community

ExteriorFeatures: Lighting, Private
Yard

Features: Ceiling Fans(s), Eat-in
Kitchen, Living Room/Dining Room
Combo, Thermostat, Walk-In Closet(s),
Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required,
Clubhouse, Deed Restrictions, Gated Community -
Guard, Golf Carts OK, Golf, Pool, Racquetball,
Restaurant, Sidewalks, Special Community
Restrictions, Tennis Court(s), Street Lights

Utilities: BB/HS Internet Available, Cable Available,
Electricity Connected, Public, Sewer Connected,
Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric
Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, Vinyl Siding

Parking: Driveway

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Private Yard

Showing Requirements: Combination Lock Box,
ShowingTime



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