

# 25501 MAUREPAS LANE LEESBURG FL 34748

<https://candiscarmichael.com>



Come check out this ONE OF A KIND HOME-OPPORTUNITY for you in the sought after community of Plantation at Leesburg. WHY IS IT UNIQUE? Well, besides the LIKE-NEW, FULLY-PAID SOLAR SYSTEM, this beautifully updated home offers a rare combination of privacy, space, and resort-style living. Situated on a premium homesite with no rear neighbors and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2945 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6415561



### 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/O6415561>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2945 sq ft

**Year built:** 2006

**SubdivisionName:** PLANTATION AT LEESBURG  
ASHLAND VILLAGE

**GarageSpaces:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 12818 sq ft

**View:** Water

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 20S

**Road Surface Type:** Concrete, Paved

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), High Ceilings, Split Bedroom, Stone Counters, Thermostat

**Flooring:** Hardwood, Luxury Vinyl, Tile

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** French Doors, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Fireplace Features:** Electric, Living Room

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Cul-De-Sac, Landscaped, Oversized Lot

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## Property Details

**Subdivision Name:** PLANTATION AT LEESBURG ASHLAND VILLAGE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 25-20-24-0210-000-01400

**Direction Faces:** Northeast

**Construction Materials:** Block, Brick, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Pool, Recreation Facilities, Tennis Court(s)

**Association Fee:** 180

**Association Fee Includes:** Guard - 24 Hour, Common Area Taxes, Pool, Maintenance Grounds, Private Road, Recreational Facilities

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$4,769

**Tax Legal Description:** PLANTATION AT LEESBURG ASHLAND  
VILLAGE PB 55 PG 12-14 LOT 14 ORB 5510 PG 1939

**Tax Lot:** 14

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## Rooms

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

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

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

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** French Doors, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Built-in Features, Ceiling Fans(s), Electric, High Ceilings, Living Room, Split Bedroom, Stone Counters, Thermostat

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Brick, Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Lockbox, ShowingTime



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