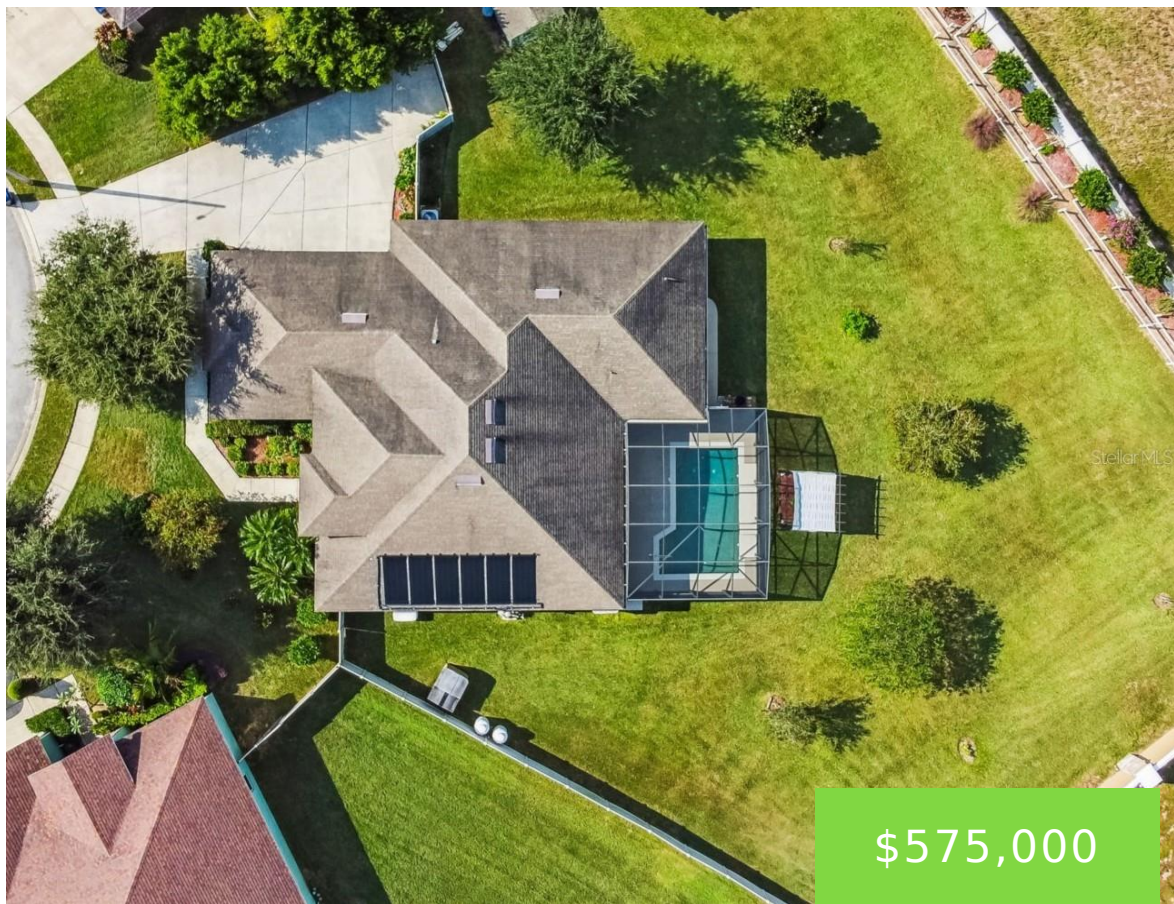


265 LAKE ARIETTA COURT AUBURNDALE FL 33823
https://candiscarmichael.com



Welcome to the Hills of Arietta! This stunning 2,736 sq foot pool home offers the perfect blend of luxury and privacy. Ideally situated in a beautiful, gated community, this property is a must-see for buyers looking for a spacious and modern residence in Central Florida. This 3-bedroom, 3-bath home sits on a beautifully landscaped oversized [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2736 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRO6354982



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6354982>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 27238 sq ft

SubdivisionName: HILLS OF ARIETTA

GarageSpaces: 3

Date added: Added 18 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2736 sq ft

Year built: 2014

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 27

Road Responsibility: Private Maintained Road

Middle Or Junior School: Stambaugh Middle

Road Surface Type: Asphalt, Paved

Elementary School: Lena Vista Elem

High School: Auburndale High School

Property Features



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Interior Features: Ceiling Fans(s), Chair Rail, Crown Molding

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Deck, Enclosed, Front Porch, Porch, Rear Porch, Screened

Pool Features: Auto Cleaner, Child Safety Fence, Deck, Gunite, Heated, In Ground, Screen Enclosure, Self Cleaning, Solar Heat, Tile

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Hurricane Shutters, Private Mailbox, Sidewalk, Storage

Roof: Shingle

Window Features: Aluminum Frames, Shutters

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cul-De-Sac, Landscaped, Private, Sloped

Appliances: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Parking Features: Covered, Driveway, Garage Door Opener, Oversized

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Fenced, Vinyl

Security Features: Gated Community, Security Gate, Security System Owned, Smoke Detector(s)

Utilities: Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public, Well

Cooling: Central Air, Zoned

Furnished: Unfurnished

Property Details

Subdivision Name: HILLS OF ARIETTA

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 25-27-27-301005-000600

Direction Faces: South

Construction Materials: Block, Stone, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Semi-Annually

Association Amenities: Gated

Association Fee: 480

Association Fee Includes: Maintenance Grounds

Community Features: Gated Community - No Guard, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$2,990

Tax Legal Description: HILLS OF ARIETTA PB 141 PGS 15-18 LOT 60

Tax Lot: 60

Green Building Info

Green Energy Efficient: Pool

Rooms



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Room type	Level
Den	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bonus Room	First
Family Room	First
Kitchen	First
Living Room	First
Office	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Gated Community, Security Gate, Security System Owned, Smoke Detector(s)

WindowFeatures: Aluminum Frames, Shutters

PoolFeatures: Auto Cleaner, Child Safety Fence, Deck, Gunite, Heated, In Ground, Screen Enclosure, Self Cleaning, Solar Heat, Tile

Features: Ceiling Fans(s), Chair Rail, Crown Molding

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Zoned

CommunityFeatures: Gated Community - No Guard, Sidewalks, Street Lights

ExteriorFeatures: French Doors, Hurricane Shutters, Private Mailbox, Sidewalk, Storage

Utilities: Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Parking: Covered, Driveway, Garage Door Opener, Oversized

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Generator

Showing Requirements: Appointment Only, No Lockbox, See Remarks, ShowingTime

Occupant Type: Vacant

Other Structures: Cabana, Shed(s), Storage



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