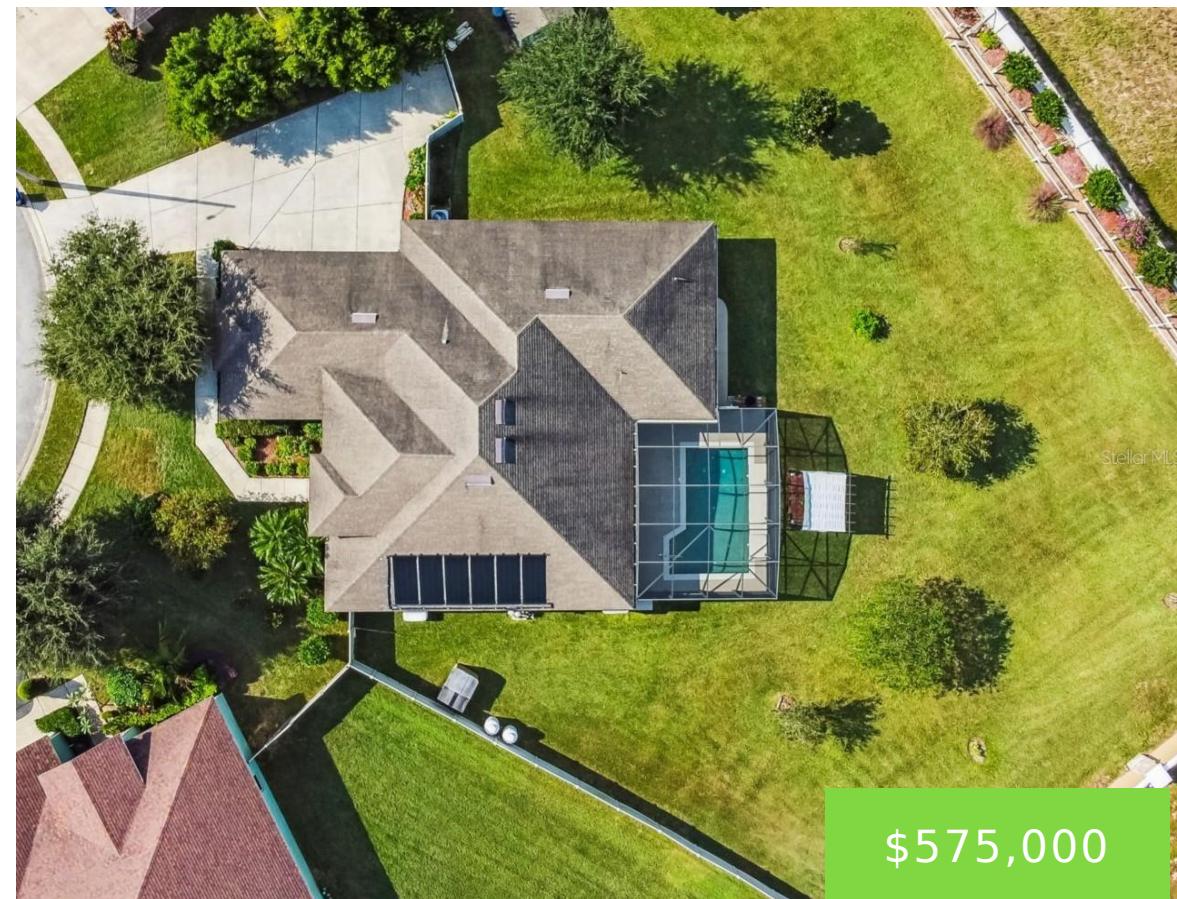


# 265 LAKE ARIETTA COURT AUBURNDALE FL 33823

<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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# 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 4 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:** 480

**Association Fee Frequency:** Semi-Annually

**Association Fee Includes:** Maintenance Grounds

**Association Amenities:** Gated

**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

**Occupant Type:** Vacant

**Other Structures:** Cabana, Shed(s), Storage

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



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