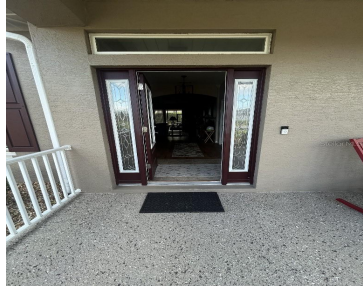


26617 OTTER CREEK LANE LEESBURG FL 34748

<https://candiscarmichael.com>



Beautifully maintained 4/3 with an office, brand new roof (1/2026) and whole house generator is available in Arlington Ridge, a 55+ neighborhood with golf, tennis, pickleball, restaurant, bar, 2 pools, fitness center, movie theatre, and spa rooms. Expansive open floor plan great for friends, family and entertaining. A large family/living room combo with separate formal [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2580 sq ft



Courtesy of

Listing Office: FLAT FEE MLS REALTY

Status: Active

Office ID: MFR261555850

MLS ID: MFRTB8488402



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8488402>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2580 sq ft

Year built: 2017

SubdivisionName: ARLINGTON RDG PH 3A

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 7620 sq ft

View: Golf Course

ListOfficeName: FLAT FEE MLS REALTY

ListAOR: mfrmls

Location Details

Township: 20S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Laminate, Tile

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Security Features: Fire Alarm, Gated Community, Key Card Entry, Security Fencing/Lighting/Alarms, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

View: Golf Course

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: In County, Level, Near Golf Course, Sidewalk, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System

Laundry Features: Corridor Access, Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Skylight(s), Blinds, Drapes, Rods, Shades, Window Treatments

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: ARLINGTON RDG PH 3A

Parcel Number: 14-20-24-0030-000-80200

Levels: One

Direction Faces: North

Foundation Details: Slab

Construction Materials: Block, Cement Siding, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee: 300

Association Fee Frequency:
Quarterly

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities, Security, Trash

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Handicap Modified, Maintenance, Other, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s)

Community Features: Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Racquetball, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$7,743

Tax Legal Description: ARLINGTON RIDGE PHASE 3A PB 68 PG 89-91 LOT 802 ORB 5894 PG 700 **Tax Lot:** 802

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x10	First	10	13
Kitchen	9x4	First	4	9
Living Room	18x2	First	2	18
Bedroom 1		First		
Bedroom 2		First		
Bedroom 3		First		
Bedroom 4	10x11	First	11	10
Den	11x10	First	10	11
Kitchen	9x4	First	4	9
Bathroom 3		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Alarm, Gated Community, Key Card Entry, Security Fencing/Lighting/Alarms, Smoke Detector(s)

WindowFeatures: Skylight(s), Blinds, Drapes, Rods, Shades, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Racquetball, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Cement Siding, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, Appointment Only, ShowingTime

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



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