

# 26617 OTTER CREEK LANE LEESBURG FL 34748

<https://candiscarmichael.com>



Seller's are Motivated! 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 [...]

- 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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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/TB8488402>

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## 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 2 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

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## Location Details

**Township:** 20S

**Road Surface Type:** Paved

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## 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

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## 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

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## 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

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## 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

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## 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Cement Siding, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

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## 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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