

26657 MANASSAS DRIVE LEESBURG FL 34748

<https://candiscarmichael.com>



\$430,000



Welcome to your energy efficient home equipped with a new roof (2025), whole house solar panels, natural gas water heater and range, and whole-house backup generator. You'll enjoy breathtaking waterfront sunsets and 17th Fairway views from the huge 24'x32' screen-enclosed lanai / patio. This Monarch II design model home, built in 2016 was first occupied [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1832 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRO6390919



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6390919>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1832 sq ft

Year built: 2016

SubdivisionName: LEESBURG ARLINGTON RIDGE PH 02

GarageSpaces: 3

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7920 sq ft

View: Golf Course, Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 20S

Road Surface Type: Paved

Property Features



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Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Vinyl

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

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters, Shade Shutter(s), Sliding Doors, Sprinkler Metered

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

Architectural Style: Contemporary, Traditional

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Accessibility Features: Grip-Accessible Features

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Parking Features: Curb Parking, Driveway, Garage Door Opener, Golf Cart Garage

Attached Garage YN: Yes

Pets Allowed: Dogs OK

Roof: Shingle

Window Features: Double Pane Windows, Shades, Shutters

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

View: Golf Course, Water

Sewer: Public Sewer

Heating: Central, Electric, Solar

Lot Features: In County, Landscaped, Near Golf Course, On Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: LEESBURG ARLINGTON RIDGE PH 02

Levels: One

Number Of Lots: 1

Construction Materials: Block

Property Condition: Completed

Parcel Number: 14-20-24-0025-000-33600

Direction Faces: South

Foundation Details: Slab

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



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Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 384

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Maintenance Grounds, Recreational Facilities, Security

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$6,282

Tax Legal Description: ARLINGTON RIDGE PHASE 2 PB 60 PG 61-75 LOT 336 ORB 4807 PG 2301

Tax Lot: 336

Green Building Info

Green Energy Generation: Solar

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	17x25	First	25	17
Kitchen	9x11	First	11	9
Balcony/Porch/Lanai	24x32	First	32	24
Primary Bedroom	14x16	First	16	14
Bedroom 2	10x12	First	12	10
Bedroom 3	10x13	First	13	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

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

WindowFeatures: Double Pane Windows, Shades, Shutters

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

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

ExteriorFeatures: Rain Gutters, Shade Shutter(s), Sliding Doors, Sprinkler Metered

Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments



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Building Details

ArchitecturalStyle: Contemporary, Traditional

Heating: Central, Electric, Solar

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Parking: Curb Parking, Driveway, Garage Door Opener, Golf Cart Garage

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Generator

Occupant Type: Owner

Showing Requirements: Sentri Lock Box, 24 Hour Notice, Lock Box Electronic-CBS Code Required



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