



New Price Improvement!!!! NEW ROOF 2023! Turn-key furnished and including an electric golf cart, this beautifully maintained 2-bedroom, 2-bath open-concept villa is move-in ready—just bring your toothbrush and clothes. Located in a secure, manned gated golf community, this home offers comfort, convenience, and an exceptional lifestyle. A welcoming sitting porch greets you upon arrival. Inside, [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1254 sq ft



Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944
Status: Active **MLS ID:** MFRG5111039



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



Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 3326 sq ft

SubdivisionName: ARLINGTON RIDGE PH 01-C

GarageSpaces: 1

Date added: Added 54 minutes ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1254 sq ft

Year built: 2009

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 20

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Walk-In Closet(s)

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Covered, Deck, Patio, Porch

Garage YN: Yes

Pets Allowed: Yes

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

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Available, Natural Gas Connected, Public, Underground Utilities

Sewer: Public Sewer

Heating: Central, Natural Gas

Lot Features: Paved

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener

Garage Spaces: 1

Roof: Shingle

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Accessibility Features: Customized Wheelchair Accessible



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Property Details

Subdivision Name: ARLINGTON RIDGE PH 01-C

Levels: One

Foundation Details: Slab

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

Parcel Number: 14-20-24-0017-000-63200

Direction Faces: Southwest

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee: 908.2

Association Fee Frequency:
Quarterly

Association Fee Includes: Cable TV, Pool, Insurance,
Internet, Maintenance Structure, Maintenance Grounds,
Recreational Facilities, Security

Association Amenities:
Clubhouse, Fitness Center, Gated,
Maintenance, Recreation Facilities,
Security, Spa/Hot Tub, Tennis
Court(s)

Community Features: Buyer Approval Required,
Clubhouse, Deed Restrictions, Fitness Center, Golf Carts
OK, Golf, Irrigation-Reclaimed Water, Pool, Tennis Court(s),
Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$5,937

Tax Legal Description: LEESBURG, ARLINGTON RIDGE PHASE I-C
SUB LOT 632 BEING IN 23-20-24 PB 60 PG 10-13 ORB 4207 PG 1387
ORB 4531 PG 89

Tax Lot: 632

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	11x11	First	11	11
Kitchen	11x10	First	10	11
Living Room	20x15	First	15	20
Primary Bedroom	14x14	First	14	14
Balcony/Porch/Lanai	14x10	First	10	14

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

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

WindowFeatures: Blinds

Features: Ceiling Fans(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Tennis Court(s), Street Lights

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Natural Gas Available, Natural Gas Connected, Public, Underground Utilities

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Natural Gas

Roof: Shingle



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Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent 2, Combination Lock Box, ShowingTime



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