

27103 CAMERONS RUN LEESBURG FL 34748

https://candiscarmichael.com



\$400,000



Virtually Staged. BOND PAID + GOLF COURSE VIEWS! Welcome to 27103 Camerons Run, a beautifully maintained 3-bedroom, 2-bath home offering over 2,000 square feet of living space, an extended 2-car garage, and a fantastic location overlooking the #2 fairway of the Arlington Ridge Golf Course! Located in the sought-after gated 55+ community of Arlington Ridge, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2236 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Status: Active

Office ID: MFR261019292

MLS ID: MFRO6424199



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6424199>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 7519 sq ft

View: Golf Course

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2236 sq ft

Year built: 2016

SubdivisionName: LEESBURG ARLINGTON RIDGE
PH 02

ListOfficeName: MARK SPAIN REAL ESTATE **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 20

Road Surface Type: Asphalt, Paved

Road Responsibility: Private Maintained Road

Property Features



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

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Covered, Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Window Treatments

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

View: Golf Course

Sewer: Public Sewer

Heating: Central, Electric

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

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Florida, Ranch, Traditional

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LEESBURG ARLINGTON RIDGE PH 02

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 14-20-24-0025-000-40400

Direction Faces: Southwest

Construction Materials: Block, Concrete, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities:

Clubhouse, Fitness Center, Gated, Golf Course, Park, Pool, Recreation Facilities, Security, Tennis Court(s), Wheelchair Access

Association Fee: 384.04

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Management, Private Road, Recreational Facilities, Security, Sewer, Trash

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

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2858

Tax Lot: 404

Tax Annual Amount: \$6,646

Tax Legal Description: ARLINGTON RIDGE PHASE 2
PB 60 PG 61-75 LOT 404 ORB 4739 PG 1905

Rooms



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Room type	Level
Kitchen	First
Dining Room	First
Living Room	First
Family Room	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Window Treatments

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

Amenities: Dishwasher, Dryer, Microwave, Range, 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, Irrigation-Reclaimed Water, Park, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors

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

Building Details

ArchitecturalStyle: Florida, Ranch, Traditional

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, Lockbox, Lock Box No Call, See Remarks, ShowingTime



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