

# 27106 CAMERONS RUN LEESBURG FL 34748

<https://candiscarmichael.com>



NEW ROOF! This beautifully landscaped property offers a 3-bedroom, 2-bath split floor plan with an open-concept layout, outfitted with crown molding and designed for modern living. The master suite is a private retreat, featuring a walk-in shower, double vanity, and a custom walk-in closet with a organized well thought out closet system. The gourmet kitchen [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2436 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6343489



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## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/c44c0b4f-8c41-4877-aa06-94eb73f8b929?wl=true&setAttribution=mls&initialViewType=pano>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7587 sq ft

**SubdivisionName:** LEESBURG ARLINGTON RIDGE PH 02

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2436 sq ft

**Year built:** 2017

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 20

**Road Surface Type:** Asphalt

**Elementary School:** Leesburg Elementary **Middle Or Junior School:** Oak Park Middle

**High School:** Leesburg High

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Enclosed, Patio

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Awning(s), Rain Gutters, Sidewalk

**Security Features:** Gated Community

**Architectural Style:** Patio Home

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Near Golf Course

**Appliances:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Window Features:** Skylight(s), Shades

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

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

## Property Details

**Subdivision Name:** LEESBURG ARLINGTON RIDGE **Parcel Number:** 14-20-24-0025-000-44900 PH 02

**Levels:** One

**Direction Faces:** Northeast

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

## Association Information



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**Association YN:** Yes

**Association Fee:** 124

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Gas, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities

**Association Amenities:**

Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Pool, Tennis Court(s)

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,806

**Tax Other Annual Assessment Amount:** 2898

**Tax Legal Description:** ARLINGTON RIDGE PHASE 2  
PB 60 PG 61-75 LOT 449 ORB 5875 PG 94

**Tax Lot:** 449

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## Rooms



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| Room type        | Level |
|------------------|-------|
| Primary Bedroom  | First |
| Primary Bathroom | First |
| Kitchen          | First |
| Dining Room      | First |
| Bedroom 2        | First |
| Bedroom 3        | First |
| Bathroom 2       | First |
| Dining Room      | First |
| Bonus Room       | First |
| Florida Room     | First |
| Living Room      | First |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Skylight(s), Shades

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

**Amenities:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access

**ExteriorFeatures:** Awning(s), Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

## Building Details

**ArchitecturalStyle:** Patio Home

**Heating:** Central, Natural Gas

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Call Listing Agent, See Remarks



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