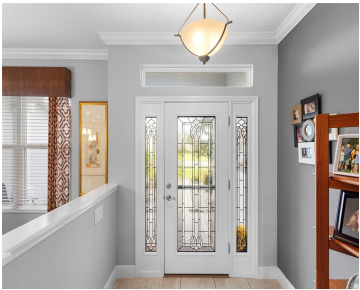


27106 CAMERONS RUN LEESBURG FL 34748

https://candiscarmichael.com



\$419,900



Price Reduced! 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 [...]

- 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 2 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 PH 02 **Parcel Number:** 14-20-24-0025-000-44900

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
Frequency:** Monthly

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

Association Fee: 124

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

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

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

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

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

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Call Listing Agent, See Remarks



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