

27327 ROANOKE DRIVE LEESBURG FL 34748
https://candiscarmichael.com



\$365,000

Welcome to this stunning 3-bedroom, 2-bath residence nestled in a vibrant active 55+ community of Arlington Ridge. Boasting a spacious, open concept, split floor plan and breathtaking golf course views overlooking the Green of Hole #1 at Arlington Ridge Golf Course. As you step inside, luxury vinyl flooring flows throughout the living areas and the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1712 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6338663



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6338663>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 5940 sq ft

View: Golf Course

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1712 sq ft

Year built: 2016

SubdivisionName: ARLINGTON RIDGE

GarageSpaces: 2

Location Details

Township: 20

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

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

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

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

View: Golf Course

Sewer: Public Sewer

Heating: Central

Lot Features: On Golf Course

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

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: ARLINGTON RIDGE

Levels: One

Foundation Details: Slab

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

Parcel Number: 14-20-24-0025-000-46900

Direction Faces: West

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course

Association Fee: 367.92

Association Fee Includes: Cable TV, Common Area Taxes, Pool, Internet, Maintenance Structure, Management

Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$6,325

Tax Legal Description: ARLINGTON RIDGE PHASE 2 PB 60 PG 61-75 LOT 469 ORB 6335 PG 1485

Tax Lot: 469

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x12	First	12	17
Bedroom 2	13x10	First	10	13
Bedroom 3	15x10	First	10	15
Great Room	18x17	First	17	18
Kitchen	12x9	First	9	12
Florida Room	19x10	First	10	19

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

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

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Owner



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