

4223 ARLINGTON RIDGE BOULEVARD LEESBURG FL 34748

<https://candiscarmichael.com>



\$329,000

Premiere golf course living in Arlington. Enjoy a vibrant, resort style lifestyle designed for active and relaxed retirement. This well cared for home offers comfort, space, and easy living for years to come. Fully paid off solar keeps electric bills low and predictable. Big ticket updates are already done with a Roof (2021), Water Heater [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1524 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Office ID: MFR261019292

Status: Active

MLS ID: MFRO6378191



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2	Date added: Added 4 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 2 beds	Bathrooms: 2 baths
Half baths: 0 half baths	Area, sq ft: 1524 sq ft
Lot size, sq ft: 6286 sq ft	Year built: 2005
SubdivisionName: ARLINGTON RDG PH I-B	ListOfficeName: MARK SPAIN REAL ESTATE
GarageSpaces: 2	ListAOR: mfrm

Location Details

Township: 20S	Road Surface Type: Asphalt
Elementary School: Leesburg Elementary	Middle Or Junior School: Oak Park Middle
High School: Leesburg High	

Property Features

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)	Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer
Flooring: Ceramic Tile, Laminate	Laundry Features: Laundry Room
Fireplace YN: Yes	Fireplace Features: Gas
Garage YN: Yes	Attached Garage YN: Yes
Garage Spaces: 2	Pets Allowed: Yes
Exterior Features: Sidewalk, Sliding Doors	Roof: Shingle
Utilities: Cable Available, Electricity Available	Water Source: Public
Sewer: Public Sewer	Cooling: Central Air
Heating: Central, Natural Gas	Furnished: Negotiable



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Property Details

Subdivision Name: ARLINGTON RDG PH I-B **Parcel Number:** 14-20-24-0016-000-14400

Levels: One

Direction Faces: East

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Association Information

Association YN: Yes

Association Fee: 376

Association Fee Frequency:
Quarterly

Association Fee Includes: Cable TV, Internet, Maintenance Structure, Security, Trash

Association Amenities: Clubhouse, Gated, Golf Course, Security

Community Features: Buyer Approval Required, Clubhouse, Gated Community - Guard, Golf Carts OK, Golf

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,241

Tax Other Annual Assessment Amount: 2669

Tax Legal Description: ARLINGTON RIDGE PHASE I-B
PB 55 PG 80-96 LOT 144 ORB 5973 PG 2123

Tax Lot: 144

Green Building Info

Green Energy Generation: Solar

Rooms



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Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First
Primary Bathroom	First
Bathroom 2	First
Bedroom 2	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Gated Community - Guard, Golf Carts OK, Golf

Utilities: Cable Available, Electricity Available

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Gas, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

Building Details



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NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central, Natural Gas

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Owner, ShowingTime



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