

4223 ARLINGTON RIDGE BOULEVARD LEESBURG FL 34748

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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

Status: Active

Office ID: MFR261019292

MLS ID: MFRO6378191



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



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 6286 sq ft

SubdivisionName: ARLINGTON RDG PH I-B

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1524 sq ft

Year built: 2005

ListOfficeName: MARK SPAIN REAL ESTATE

ListAOR: mfrmls

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)

Flooring: Ceramic Tile, Laminate

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Available

Sewer: Public Sewer

Heating: Central, Natural Gas

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

Laundry Features: Laundry Room

Fireplace Features: Gas

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Negotiable



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THE STANDARD OF EXCELLENCE

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

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

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)

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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