

# 4223 ARLINGTON RIDGE BOULEVARD LEESBURG FL 34748

<https://candiscarmichael.com>



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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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## 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 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1524 sq ft

**Year built:** 2005

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 20S

**Road Surface Type:** Asphalt

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

**High School:** Leesburg High

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## 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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## 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

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## 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

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## 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

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## Green Building Info

**Green Energy Generation:** Solar

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## 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

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Call  
Owner, ShowingTime



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