4223 ARLINGTON RIDGE BOULEVARD LEESBURG FL 34748

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MOVE-IN READY GOLF COURSE LIVING! This beautifully maintained 2BR/2BA, 1,524 sq. ft. home in gate-guarded Arlington Ridge offers comfort, valuable upgrades, and an incredible 55+ resort lifestyle. The expensive updates are already done: NEW HVAC (2025), ROOF (2021), WATER HEATER (2023), FULLY PAID-OFF SOLAR, and a FRESHLY UPDATED PRIMARY BATH SHOWER. Enjoy bright, open living [...]

- 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

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

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 2 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
Elementary School: Leesburg Elementary
High School: Leesburg High

Road Surface Type: Asphalt
Middle Or Junior School: Oak Park Middle

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
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

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
Primary Bedroom
Living Room
Kitchen
Primary Bathroom
Bathroom 2
Bedroom 2

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

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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