4419 BENT CREEK LANE LEESBURG FL 34748

https://candiscarmichael.com





THIS is what Florida retirement should look like! Welcome to 4419 Bent Creek Lane, a custom-built 2019 home offering over 2,300 SQFT on a premium cul-de-sac lot within the guard-gated, 55+ golf community of Arlington Ridge. Thoughtfully designed with ADA accessibility at the forefront, this home combines comfort, functionality, and modern Florida living. The open, [...]

- 2 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2333 sq ft

Courtesy of

Listing Office: REAL BROKER, LLC

Office ID: MFR805521714

Status: Active

MLS ID: MFRO6432325

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/O6432325

Basics

Bathrooms Full: 3
Category: Single Family Residence
Bedrooms: 2 beds
Half baths: 0 half baths
Area, sq ft: 2333 sq ft
Year built: 2019
SubdivisionName: ARLINGTON RIDGE
GarageSpaces: 2

Date added: Added 22 minutes ago
Type: Residential
Bathrooms: 3 baths
Floors: 1 floor
Lot size, sq ft: 14489 sq ft
View: Trees/Woods
ListOfficeName: REAL BROKER, LLC
ListAOR: mfrmls

Location Details

Township: 20S

Road Surface Type: Concrete, Paved

Property Features

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Interior Features: Accessibility Features, Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Flooring: Carpet, Hardwood, Tile

Laundry Features: Inside, Laundry Room

Patio And Porch Features: Front Porch, Rear Porch, Screened

Pool Private YN: Yes

Pool Features: Chlorine Free, Heated, Lap, Salt Water, Screen Enclosure

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Lighting, Sidewalk, Sprinkler Metered

Roof: Shingle

Window Features: Skylight(s)

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

View: Trees/Woods

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: Cul-De-Sac, Oversized Lot

Property Details

Subdivision Name: ARLINGTON RIDGE

Parcel Number: 14-20-24-0031-000-93100

Levels: One

Direction Faces: Northeast

Foundation Details: Slab

Construction Materials: Block, Brick, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

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Association YN: Yes

Association Fee: 384.45

Association Fee Frequency: Quarterly

Association Fee Includes: Cable TV, Internet, Maintenance Structure, Maintenance Grounds

Association Amenities: Clubhouse, Fitness Center, Gated, Golf Course, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $8,881

Tax Other Annual Assessment Amount: 2688

Tax Legal Description: ARLINGTON RIDGE PHASE 3B PB 69 PG 89-92 LOT 931 ORB 5280 PG 1746

Tax Lot: 931

Rooms

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Room type	Dimensions	Level	Length	Width
Kitchen	9x22	First	22	9
Dining Room	12x13	First	13	12
Living Room	14x17	First	17	14
Den	14x15	First	15	14
Primary Bedroom	12x17	First	17	12
Primary Bedroom 2	16x11	First	11	16
Laundry	12x6	First	6	12
Balcony/Porch/Lanai	12x21	First	21	12

Amenities & Features

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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Sidewalk, Sprinkler Metered

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Skylight(s)

PoolFeatures: Chlorine Free, Heated, Lap, Salt Water, Screen Enclosure

Features: Accessibility Features, Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Brick, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Generator

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Listing Agent, ShowingTime

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