

5117 RIVER EDGE LANE LEESBURG FL 34748

https://candiscarmichael.com



Welcome to this 3-bedroom, 2-bath home with 1,914 sq ft, in the beautiful Legacy Of Leesburg community. Upon stepping inside you'll find tile flooring throughout and crown molding, setting a clean, polished tone right from the entry. As you move into the heart of the home, the kitchen is both functional and welcoming with Corian [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1914 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFROM716831



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/OM716831>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1914 sq ft

**Year built:** 2005

**SubdivisionName:** LEGACY LEESBURG

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7712 sq ft

**View:** City

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 20S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Thermostat

**Flooring:** Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Other, Phone Available, Public, Sewer Connected, Water Connected

**View:** City

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** City Limits, Near Golf Course, Sidewalk, Paved

**Appliances:** Dishwasher, Electric Water Heater, Ice Maker, Microwave, Refrigerator

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Other, Rain Gutters

**Architectural Style:** Ranch

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** LEGACY LEESBURG

**Levels:** One

**Direction Faces:** East

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 13-20-24-0100-000-03900

**Property Attached YN:** Yes

**Builder Model:** HUNTLY

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Other, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)

**Association Fee:** 278

**Association Fee Includes:** Pool, Escrow Reserves Fund, Maintenance Grounds, Other, Recreational Facilities

**Community Features:** Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights



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# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$4,469

**Tax Lot:** 39

**Tax Legal Description:** LEESBURG LEGACY OF LEESBURG UNIT 1  
SUB LOT 39 PB 43 PGS 15-19 ORB 4078 PG 790 ORB 5461 PG 1203  
ORB 6452 PG 1318

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	20x19	First	19	20
Primary Bedroom	16x18	First	18	16
Kitchen	11x11	First	11	11

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Other, Phone Available, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Electric Water Heater, Ice Maker, Microwave, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Other, Rain Gutters

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Thermostat

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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box, Go Direct, Lockbox, Lock Box Coded, Other, See Remarks, ShowingTime



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