

646 ARBOR POINTE AVENUE MINNEOLA FL 34715

https://candiscarmichael.com



****Welcome to 646 Arbor Pointe Avenue**, a beautifully maintained and move-in-ready home in the desirable Arbor Pointe community of Minneola. This spacious residence offers a comfortable and functional open-concept floor plan with plenty of natural light and inviting living spaces. The home has been thoughtfully updated with ****new flooring throughout**** and a ****new A/C system installed [...]****

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1644 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6433838



Call us now

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



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 5500 sq ft

SubdivisionName: RESERVE AT MINNEOLA PH 1

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1644 sq ft

Year built: 2008

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 22

Road Surface Type: Asphalt

Property Features

Interior Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan

Flooring: Carpet, Ceramic Tile, Laminate

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: None

Laundry Features: Inside

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Public

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk

Property Details



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Subdivision Name: RESERVE AT
MINNEOLA PH 1

Parcel Number: 08-22-26-0010-000-11200

Levels: One

Property Attached YN: Yes

Direction Faces: West

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 232.93

Association Fee Frequency: Quarterly

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,101

Tax Legal Description: MINNEOLA, RESERVE AT MINNEOLA
PHASE 1 SUB LOT 112 PB 63 PG 36-40 ORB 3746 PG 116

Tax Lot: 11200

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	11x12	First	12	11
Bedroom 3	10x11	First	11	10
Bedroom 4	10x11	First	11	10
Family Room	12x16	First	16	12
Great Room	12x16	First	16	12
Kitchen	11x13	First	13	11
Primary Bedroom	12x13	First	13	12
Dinette	7x8	First	8	7

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Blinds

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: BB/HS Internet Available, Cable Available, Public

Amenities: None

Building Details



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NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: 24 Hour Notice, Appointment Only,
ShowingTime



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