



\$294,900

**4400 BEDFORD WAY, LEESBURG, FL, US,
34748**

<https://livefabuloso.com>

Perfect home for downsizing or snow birds retreat. Monthly rentals allowed. Exterior maintenance provided by HOA includes LAWN CARE, ROOF [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 2276 sq ft



Basics

Status: Active

Date added: Added 2 weeks ago

MlsStatus: Active

Interior



Bedrooms: 2 beds

Rooms Total: 8

Cooling: Central Air

Flooring: Ceramic Tile

Interior Features: Ceiling Fan(s), Kitchen/Family Room Combo, L Dining, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

Pets Allowed: Yes

Bathrooms: 2 baths

Heating: Central

Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator

Area: 2276 sq ft

FireplaceYN: false

Furnished: Unfurnished

Exterior & Property Details

ParkingFeatures: Garage Door Opener

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

PoolPrivateYN: false

Has Waterfront: false

Lot Size (SqFt): 5500

Flood Zone Code: x

Has Garage: true

PatioAndPorchFeatures: Enclosed, Screened

Has Pool: false

View: Park/Greenbelt

Lot Size (Acres): 0.13 acres

Zoning: PUD

Construction

Type: Residential

Year built: 2019

ExteriorConstruction: Block

Direction Faces: North

Category: Villa

Foundation: Slab

NewConstructionYN: false

Utilities & Green Energy



Utilities: Cable Connected, Electricity Connected, Sewer Connected, Street Lights, Underground Utilities

WaterSource: Public

Sewer: Public Sewer

Community & HOA

Community: ARLINGTON RIDGE PH 1-C

AssociationYN: true

AssociationFee: 303

AssociationAmenities: Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Storage, Tennis Court(s)

SecurityFeatures: Security Gate

AssociationName:
Jcarey@lelandmanagement.com

AssociationFeeFrequency: Monthly

Financial & Listing Details

List Office Name: CHARLES RUTENBERG REALTY ORLANDO

STELLAR_CalculatedListPriceByCalculatedSqFt: 180.7

TaxAnnualAmount: 4105

OnMarketDate: 2026-09-15

