



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819



+1 407-749-0700



info@regalrealtyorlando.com

26618 BULL RUN (MLS#:G5023693)

PRICE: \$245,000

Address#: 26618 BULL RUN

Zip Code: 34748

Style: Single Family Residence

Bedrooms: 2

Living Area: 1891.00

Year Built: 2006

Acreage(acs): 0.19

Waterfront: No

Subdivision: ARLINGTON RIDGE PH 1-A

City: Leesburg

Type: Residential

Status: Active

Bathrooms: 2

Lot: 8395

County: Lake County

PROPERTY DESCRIPTION

MOTIVATED SELLER2 Bedroom 2 Bath w/ Den, Low-Maintenance Stucco Home Built In 2006, Located in a 55+ guard gated 18 hole golf community on a quiet dead end street, 1 block from amenities, Restaurant & Pub, Covered & Screened Front & Back Porches, Home has open floor plan, formal dining area w/plenty of room for a large dining room set, kitchen has wood cabinets, granite counters, bar with wine cooler, walk in pantry & breakfast nook and bar top looking in to great room w/ 9 foot ceiling, & tile & laminate floors in main living areas, carpet in the bedrooms, Great Room has quadruple sliding glass doors that open to 28x16 screened Lanai overlooking Golf Course. The 14x13 den/office, 3rd bedroom or ? has doors for privacy, Master suite is also nice, w/ trayed 9 ft. ceiling, extra large walk in closet, master bathroom w/dual sinks, walk-in shower for safety, 13x12 Guest bedroom with second full bath. Indoor laundry room w cabinets, 2 car garage, Yard Large Enough For a Pool, Sidewalks in community are great for walking the dog or a bike ride. Community has 18 hole golf course, driving range, putting green, pro shop, Pub, Restaurant, 2 Heated Pools, Lighted Tennis & Pickleball courts, Free Movie Theater, Gym, golf cart friendly community within 5 minutes to grocery stores, pharmacies, dog park, 15,000 acre lake w/ free boat ramp, Close to north & south bound turn-pike ramps, mall & restaurant row, 45 minutes to Downtown Orlando & Airport, Major Theme Parks, 90 minutes to Gulf of Mexico or Atlantic Ocean,

ADDITIONAL FEATURES



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Exterior Construction:	block, stucco
Roof:	Shingle
Community Features:	cable, clubhouse, fence restrictions, fitness center, gated, golf course, pool, recreation facilities, sauna, spa/hot tub, tennis court(s)
Interior Features:	ceiling fans(s), eating space in kitchen, high ceiling(s), living room/dining room combo, master bedroom downstairs, open floorplan, solid surface counters, split bedroom, thermostat, tray ceiling(s), walk-in closet(s), window treatments
Heating and Fuel:	central, natural gas
Utilities:	cable connected, electricity connected, fiber optics, fire hydrant, natural gas connected, phone available, sewer connected, street lights, underground utilities
Garage/Carport:	1
Total Building:	2969.00
Water Frontage:	N
Pets Allowed:	Yes
Total Acreage:	Up to 10,889 Sq. Ft.
Foundation:	Slab
Porches:	covered, front porch, rear porch, screened
Zoning:	PUD
Air Conditioning:	central air
Floor Covering:	carpet, ceramic tile, laminate

ROOMS

Additional Rooms: Breakfast Room Separate, Den/Library/Office, Inside Utility

IMAGES

