

\$379,900 - 118 Patterson Drive, AUBURNDALE

MLS® #P4936204

\$379,900

3 Bedroom, 2.00 Bathroom, 1,874 sqft

Residential on 0.56 Acres

ARIANA ESTATES, AUBURNDALE, FL

This beautifully updated and spacious 3 bedroom/ 2 bath pool home on a half acre lot in a small neighborhood setting with no HOA may be just what you are looking for. And, if that sounds good you will be delighted to see all that this home has to offer. The freshly painted walls and new easy care vinyl plank flooring throughout definitely makes this home move-in ready. There is a 12 x 16 formal living room plus the 13 x 18 family room with sliding door to the amazing, must see, covered deck and screened pool area. The 16 x 32 pool is heated and was added in 2018. The kitchen was updated in 2021 and is a delight, offering an array of white cabinets, granite countertops, a pantry that surrounds the refrigerator, and a cozy breakfast area. All appliances are stainless including the washer and dryer in the separate laundry room. The formal dining room is just off the kitchen and it is beautifully accented with crown molding and a chair rail. The primary bedroom measures 15 x 11, plus a walk in closet and full updated bath. Each bedroom is spacious enough for not only a bed, but also for additional furniture and room to relax. All of this plus a 20 x 21 attached 2 car garage with 200 amp service. Within the fenced backyard there is a (2022) 18 x 30 metal shed with metal roof and overhead door, an 18 x 20 carport with metal roof, and an RV pad with power and sewer hook up. The seller is also including a portable generator which runs on gas or propane and has the capacity to run the entire



home in case of power failure. All of this in a location with a small home town feeling, but in close proximity to interstate and local highways.

Built in 1972

Essential Information

MLS® #	P4936204
Price	\$379,900
Sold Price	\$379,900
Date Sold	October 16th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,874
Acres	0.56
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	118 Patterson Drive
Area	Auburndale
Subdivision	ARIANA ESTATES
City	AUBURNDALE
County	Polk
State	FL
Zip Code	33823

Amenities

# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating	Central, Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Storage
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 9th, 2025
Days on Market	4
Zoning	R-1

Listing Details

Listing Office	C BUDDY JOHNSON REALTY, LLC
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