

# \$347,000 - 1300 Ariana Woods Circle, AUBURNDALE

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MLS® #L4953439

## **\$347,000**

4 Bedroom, 2.00 Bathroom, 1,944 sqft  
Residential on 0.33 Acres

### ARIANA WOODS, AUBURNDALE, FL

Sweet Southern Charm on a Corner Lot!  
Welcome home to this pristine 4-bedroom, 2-bath beauty nestled beneath mature oak trees on a spacious corner lot. With a fully fenced backyard and thoughtful upgrades throughout, this home is ready for you to move in and relax.

Step inside and feel instantly at ease. The details stand out—tall baseboards, crown molding, and custom window trim add character, while behind the scenes, fully insulated walls and ceilings help keep energy bills low.

The kitchen is warm and inviting, ideal for preparing your favorite meals and gathering with loved ones. The primary suite is a true retreat, boasting a spa-like bathroom with granite countertops, dual vanities, a separate shower, and a luxurious soaking tub. The oversized custom walk-in closet is perfect for the fashion lover in your life.

Three additional bedrooms, privacy and generous space for family, guests, or a home office.

Outside, you'll appreciate architectural shingles, energy-efficient vinyl insulated windows, aluminum seamless gutters, and a large fenced-in yard—perfect for kiddos or furry friends. Need storage? A 12x18 outbuilding offers plenty of room for your tools, toys, or seasonal items.

Don't miss your chance to call this immaculate home yours—schedule your showing today!



Built in 1992

**Essential Information**

MLS® #	L4953439
Price	\$347,000
Sold Price	\$340,000
Date Sold	October 6th, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,944
Acres	0.33
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

**Community Information**

Address	1300 Ariana Woods Circle
Area	Auburndale
Subdivision	ARIANA WOODS
City	AUBURNDALE
County	Polk
State	FL
Zip Code	33823

**Amenities**

Parking	Driveway, Parking Pad
# of Garages	2

**Interior**

Interior Features	Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1
Furnished	Unfurnished

**Exterior**

Exterior Features	Other, Storage
Lot Description	Corner Lot
Roof	Shingle
Foundation	Slab

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	97

**Listing Details**

Listing Office	STRAIGHT UP REALTY & PM LLC
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