



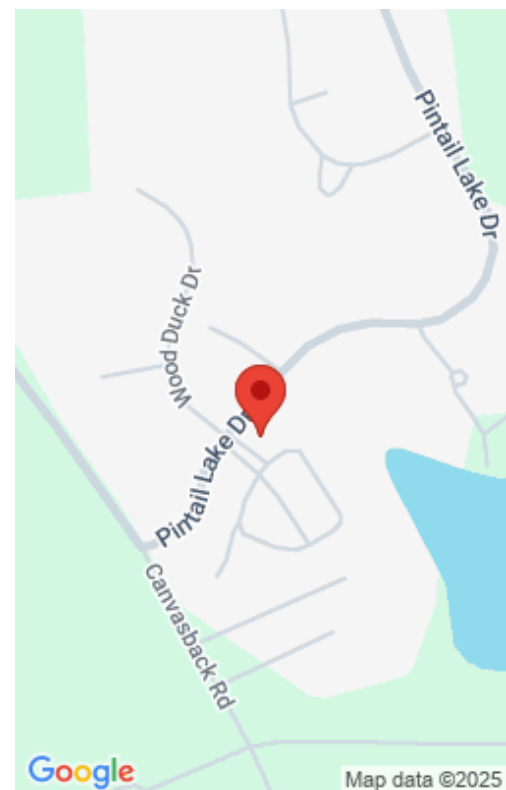
**\$479,000**

## 1 DOWNING CIRCLE

<https://vizorealty.com>

This one level home located in the Gated Community of Lakeside Reserve, offers a private and low maintenance backyard with a covered patio. The open floor plan boasts tall ceilings throughout, a split floor plan for primary suite privacy. You will truly feel like vacation with this resort style community! Enjoy the walking trails, community pool, clubhouse, tennis/pickleball courts, boat ramp, and Lake Access. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 1900 sq ft



# Basics

**Date added:** Added 11 hours ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Floors:** 1 floor  
**Lot size, acres:** 0.16 acres  
**MLS ID:** 609083  
**Full Baths:** 2

**Listing Date:** 2025-05-17  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Area, sq ft:** 1900 sq ft  
**Year built:** 2013  
**TMS:** 000315-01-027

# Building Details

**Price Per SQFT:** 252.11  
**New/Resale:** Resale  
**Heating:** Gas 1st Lvl  
**Water:** Public  
**Garage Spaces:** 2  
**Exterior material:** Brick-Partial-AbvFound, Fiber Cement-Hardy Plank

**Style:** Ranch  
**Foundation:** Slab  
**Cooling:** Central  
**Sewer:** Public  
**Basement:** No Basement

# Amenities & Features

**Pool on Property:** No  
**Water Frontage:** Waterfront Community  
**Features:** Back Porch - Covered, Corner, Gutters - Partial, Sprinkler

**Garage:** Garage Attached, Front Entry  
**Fireplace:** Gas Log-Natural

# HOA Info



**HOA:** Y

**Hoa Fee:** \$1,295

**HOA Fee Per:** Yearly

**HOA Includes:** Clubhouse,Common Area Maintenance,Pool,Sidewalk Maintenance,Street Light Maintenance,Tennis Courts,Community Boat Ramp

## School Info

**School District:** Lexington One

**Elementary School:** Centerville Elementary School

**Secondary School:** Gilbert

**High School:** Gilbert

## Listing Courtesy Of

**Listing Office:** RE/MAX Purpose Driven LLC

**Listing Agent:** Laura, N, Reid

