



**\$415,000**

## **2204 LARYN LANE**

<https://vizorealty.com>

BEAUTIFUL HOME IN THE HIGHLY SOUGHT-AFTER GATED COMMUNITY OF LEXINGTON VILLAS—JUST MINUTES FROM SHOPPING, DINING, AND ZONED FOR AWARD-WINNING RIVER BLUFF HIGH SCHOOL! This 2 bed, 2 bath gem is filled with desirable features and an easy-flowing layout designed for comfort and convenience. The spacious living room welcomes you with abundant natural light, a cozy fireplace, and seamless access to the kitchen. You'll love the bright, eat-in kitchen—complete with granite countertops, a large island with bar seating, and ample cabinetry for all your cooking needs. The elegant owner's suite showcases tray ceilings, a generous walk-in closet, and a spa-like en suite bath with double vanity and a luxurious walk-in shower. The second bedroom includes its own walk-in closet and full private bath—ideal for guests or a home office. Step outside to a large patio perfect for relaxing or entertaining, and enjoy access to the sparkling community pool! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 2 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE



# Basics

**Date added:** Added 4 weeks ago  
**Price per sqft:** \$234.07  
**Type:** Single Family  
**Bedrooms:** 2 beds  
**Floors:** 1 floor  
**TMS:** 004300-09-090  
**Full Baths:** 2

**Listing Date:** 2025-05-06  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Year built:** 2013  
**MLS ID:** 607976  
**Cooling:** Central,Heat Pump 1st Lvl

# Building Details

**Heating features:** Central,Electric  
**Garage spaces:** 2  
**Water Source:** Public  
**Style:** Traditional  
**Exterior material:** Brick-Partial-AbvFound, Fiber Cement-Hardy Plank

**Garage:** Garage Attached, Front Entry  
**Foundation:** Slab  
**Sewer:** Public  
**Basement:** No Basement  
**New/Resale:** Resale

# Amenities & Features

**Features:** Front Porch - Covered, Patio, Sprinkler

# HOA Info

**HOA:** Y  
**HOA Fee Per:** Monthly

**HOA Fee:** \$431  
**HOA Fee Includes:** Exterior Maintenance, Front Yard Maintenance, Landscaping, Road Maintenance, Sidewalk Maintenance



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## Nearby Schools

**School District:** Lexington One  
**Middle School:** LAKESIDE

**Elementary School:** Midway(Lex1)  
**High School:** River Bluff

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## Listing Courtesy Of

**Listing Office:** Keller Williams The Downing Group

**Listing Agent:** Madison, Benedetto

