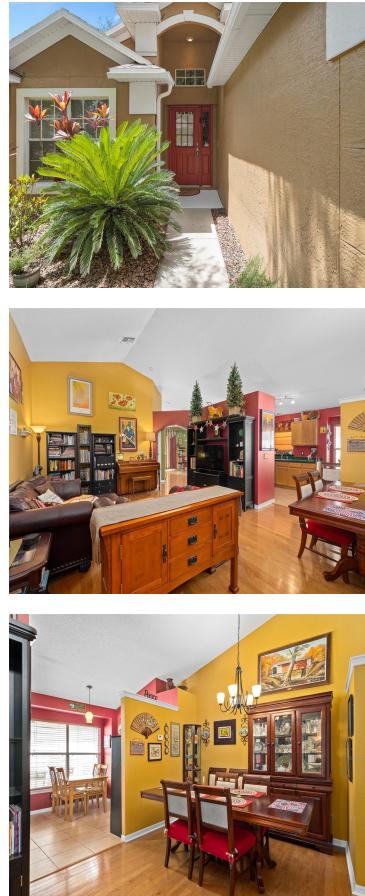


# 1048 WOODSONG WAY CLERMONT FL 34714

<https://candiscarmichael.com>



Stunning 3-Bedroom, 2-Bathroom Home with 2-Car Garage in the Woodridge Community, Clermont This beautifully updated 1,608 sq. ft. residence offers an exceptional balance of function, and design, perfect for families seeking comfort and elegance. Situated in the highly sought-after Woodridge community, this home boasts an open-concept floor plan with soaring vaulted ceilings, creating an airy, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1608 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6322802



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5500 sq ft

**SubdivisionName:** WOODRIDGE

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1608 sq ft

**Year built:** 2000

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 24

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Paved

**High School:** East Ridge High

## Property Features

**Interior Features:** Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s)

**Flooring:** Carpet, Tile, Wood

**Patio And Porch Features:** Patio

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters, Sliding Doors

**Window Features:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Closet

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** In County, Landscaped, Paved



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## Property Details

**Subdivision Name:** WOODRIDGE

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan **Property Condition:** Completed

**Parcel Number:** 26-24-26-2415-000-08400

**Direction Faces:** North

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 214.65

**Association Fee Frequency:** Semi-Annually

**Association Fee Includes:** Pool

**Community Features:** Pool, Sidewalks

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,616

**Tax Legal Description:** WOODRIDGE PHASE IB LOT 84 PB 40  
PGS 61-62

**Tax Lot:** 84

## Rooms



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Room type	Dimensions	Level	Length	Width
Family Room	24x16	First	16	24
Living Room	16x12	First	12	16
Primary Bedroom	14x13	First	13	14
Kitchen	11x10	First	10	11
Bedroom 2	11x10	First	10	11
Bedroom 3	11x10	First	10	11
Dinette	8x10	First	10	8

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool, Sidewalks

**ExteriorFeatures:** Rain Gutters, Sliding Doors

**Features:** Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Public, Sewer Connected, Underground Utilities

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

## Building Details



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**ArchitecturalStyle:** Ranch

**NewConstructionYN:** No

**Heating:** Electric

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Sentri Lock Box, Appointment Only, See Remarks, ShowingTime



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