#### 1120 MAGNOLIA STREET CLERMONT FL 34711

https://candiscarmichael.com









FUN POOL HOME CLOSE TO DOWNTOWN CLERMONT! 3 bedroom 2 bath ranch style home with NO HOA on a fully fenced lot, 0ver .25 acre. This home has everything you need to enjoy the Florida lifestyle – a pool, spa, and slide, great for entertaining. PLUS plenty of extra space for a playground, boat, or [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1956 sa ft



## **Courtesy of**

**Listing Office:** LPT REALTY, LLC **Office ID:** MFR261016803

Status: Active MLS ID: MFRG5103079



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Phone: 727-888-3292



#### **Basics**

**Bathrooms Full: 2** 

**Category:** Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

**Area, sq ft: 1956** sq ft

Year built: 1973

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 15 hours ago

**Type:** Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 12500 sq ft

SubdivisionName: CLERMONT

**GarageSpaces:** 2

#### **Location Details**

Township: 22S Road Surface Type: Asphalt

Elementary School: Cypress Ridge Elem High School: South Lake High

## **Property Features**





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**Interior Features:** Kitchen/Family Room Combo, Solid Surface Counters,

Window Treatments

Flooring: Laminate

**Pool Private YN:** Yes

Spa YN: Yes

Garage YN: Yes

**Garage Spaces:** 2

Fencing: Wood

**Architectural Style:** Ranch

Water Source: Public

Cooling: Central Air

Lot Features: Corner Lot

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Indoor Grill, Microwave, Range,

Refrigerator, Washer

Laundry Features: In Garage

Pool Features: In Ground, Lighting, Screen Enclosure

Spa Features: In Ground, Swim Spa

**Attached Garage YN:** Yes

Exterior Features: French Doors, Lighting, Private

Mailbox, Rain Gutters, Sliding Doors

Roof: Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water

Connected

Sewer: Public Sewer

**Heating:** Central

### **Property Details**

**Subdivision Name:** CLERMONT **Parcel Number:** 24-22-25-0100-129-00200

**Levels:** One **Direction Faces:** South

Foundation Details: Slab Construction Materials: Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

### Fees&Taxes

Tax Year: 2024 Tax Annual Amount:

\$2.261

Tax Legal Description: CLERMONT INDIAN HILLS BLK LOTS 2 4

BLK 129 BEING IN 26-22-25 PB 8 PG 17 ORB 4472 PG 624

Tax Lot: 2

#### Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	17x12	First	12	17
Family Room	14x17	First	17	14
Kitchen	13x8	First	8	13
Primary Bedroom	11x15	First	15	11
Bedroom 2	11x12	First	12	11
Bedroom 3	10x12	First	12	10
Primary Bathroom	5x8	First	8	5
Bathroom 2	5x8	First	8	5

### **Amenities & Features**

Features: Kitchen/Family Room Combo,

Solid Surface Counters, Window

Waterfront available: No GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

Cooling: Central Air

**Spa Features:** In Ground, Swim Spa **ExteriorFeatures:** French Doors, Lighting, Private

Mailbox, Rain Gutters, Sliding Doors

PoolFeatures: In Ground, Lighting, Screen Utilities: BB/HS Internet Available, Cable

Available, Electricity Connected, Sewer Connected,

Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric

Water Heater, Indoor Grill, Microwave, Range,

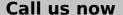
Refrigerator, Washer



Enclosure

**Treatments** 





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# **Building Details**

ArchitecturalStyle: Ranch NewConstructionYN: No

Heating: Central Exterior material: Stucco

**Roof:** Shingle

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Vacant

**Showing Requirements:** Supra Lock Box, ShowingTime





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