

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, Over .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 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRG5103079



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Phone: 727-888-3292

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

Area, sq ft: 1956 sq ft

Year built: 1973

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 3 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

Elementary School: Cypress Ridge Elem

Road Surface Type: Asphalt

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

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 24-22-25-0100-129-00200

Direction Faces: South

Construction Materials: Stucco

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

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground, Swim Spa

PoolFeatures: In Ground, Lighting, Screen Enclosure

Features: Kitchen/Family Room Combo, Solid Surface Counters, Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: French Doors, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

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



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Building Details

Architectural Style: Ranch

Heating: Central

Roof: Shingle

New Construction YN: No

Exterior material: Stucco

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, Showing Time



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