

11211 COUNTRY HILL ROAD CLERMONT FL 34711

https://candiscarmichael.com



\$440,000



Introducing this charming LAKE VIEW POOL HOME, **SEE CRESCENT LAKE TO THE RIGHT OF THE HOME IN PHOTOS 2 & 3** on an elevated large corner lot in Clermont's well-established Crescent Bay Community! This home features 3 bedrooms, 2 bathrooms, and over 2,000 square feet. Enjoy private lake access to the CLERMONT CHAIN OF LAKES [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2050 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6336091



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 15982 sq ft

SubdivisionName: CRESCENT BAY

GarageSpaces: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2050 sq ft

Year built: 1999

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 23

Elementary School: Pine Ridge Elem

High School: South Lake High

Road Surface Type: Paved

Middle Or Junior School: Gray Middle

Property Features

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Vinyl

Patio And Porch Features: Covered, Deck, Patio, Porch, Screened

Pool Features: In Ground

Attached Garage YN: Yes

Pets Allowed: Yes

Security Features: Security System Owned

Vegetation: Trees/Landscaped

Sewer: Septic Tank

Heating: Central

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 3

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Water Connected

Water Source: Public

Cooling: Central Air

Lot Features: Paved



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: CRESCENT BAY

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 01-23-25-0170-000-02100

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee: 350

Association Fee Frequency: Semi-Annually

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$3,230

Tax Legal Description: CRESCENT BAY LOT 21 ORB 1629 PG 1907

Tax Lot: 02100

Rooms

Room type	Level
Primary Bathroom	First
Primary Bedroom	First
Living Room	First
Kitchen	First



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Security System Owned

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Water Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

PoolFeatures: In Ground

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Split Bedroom, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment **Showing Requirements:** Appointment Only, ShowingTime



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