

# 11845 CLAIR PLACE CLERMONT FL 34711

<https://candiscarmichael.com>



PRICE IMPROVEMENT...Don't miss this opportunity to own a Clermont home with loads of upside potential. This house is just waiting for you to add your own unique design touches (or not). Situated on a spacious corner lot, this home has a country feel you don't get from more modern subdivisions in the area. On the [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1390 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6380443

## Description



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto: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:** 1390 sq ft

**Year built:** 1998

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 12013 sq ft

**SubdivisionName:** LAKE CLAIR PLACE

**GarageSpaces:** 2

---

## Location Details

**Township:** 23

**Elementary School:** Pine Ridge Elem

**High School:** South Lake High

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Gray Middle

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Security Features:** Smoke Detector(s)

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

**Sewer:** Septic Tank

**Heating:** Central

**Lot Features:** Corner Lot, Oversized Lot, Paved

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

**Laundry Features:** In Garage

**Parking Features:** Garage Door Opener, Garage Faces Side

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Ranch

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** LAKE CLAIR PLACE

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, USDA Loan, VA Loan

**Parcel Number:** 02-23-25-1200-000-06800

**Direction Faces:** South

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 303.88

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Annual Amount:** \$4,261

**Tax Legal Description:** LAKE CLAIR PLACE SUB LOT 68 PB 37  
PGS 75-76 ORB 1578 PG 610

**Tax Lot:** 06800

---

## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	13x11	First	11	13
Bedroom 3	12x11	First	11	12
Dining Room	10x15	First	15	10
Kitchen	14x14	First	14	14
Living Room	14x15	First	15	14
Primary Bathroom		First		
Primary Bedroom	12x15	First	15	12

---

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters, Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

---

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener, Garage Faces Side

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Home Warranty YN:** Yes

**Showing Requirements:** Sentri Lock Box



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE