

12330 AVIVA WAY CLERMONT FL 34711

<https://candiscarmichael.com>



BEAUTIFUL ELEVATED LOCATION WITH AMAZING CLERMONT VIEWS! Welcome to this move-in-ready 3-bedroom, 2-bath home in the desirable Summit Ridge community, ideally positioned along an elevated street and offering beautiful panoramic views from the backyard. Situated on an impressive 0.58-acre lot, the property provides plenty of outdoor space, a large covered lanai, and the perfect setting [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1593 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRS5156855



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5156855>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 25070 sq ft

View: City, Garden, Trees/Woods

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Date added: Added 1 hour ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1593 sq ft

Year built: 2010

SubdivisionName: SUMMIT RIDGE SUB

GarageSpaces: 2

Location Details

Township: 22

Road Responsibility: Public Maintained Road

Middle Or Junior School: East Ridge Middle

Road Surface Type: Asphalt

Elementary School: Lost Lake Elem

High School: East Ridge High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Architectural Style: Traditional

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox, Rain Gutters, Sidewalk

Window Features: Blinds

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

View: City, Garden, Trees/Woods

Sewer: Public Sewer

Heating: Central, Heat Pump

Lot Features: Gentle Sloping, Mountainous, Oversized Lot

Property Details

Subdivision Name: SUMMIT RIDGE SUB

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, Other, VA Loan

Parcel Number: 32-22-26-0010-000-00700

Direction Faces: West

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Semi-Annually

Association Fee: 283

Community Features: Deed Restrictions, Street Lights

Fees&Taxes



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x15	First	15	13
Bedroom 2	11x11	First	11	11
Bedroom 3		First		
Primary Bathroom		First		
Dining Room		First		
Living Room	21x18	First	18	21
Kitchen	11x11	First	11	11
Balcony/Porch/Lanai		First		

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Street Lights

ExteriorFeatures: Private Mailbox, Rain Gutters, Sidewalk

Features: Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Traditional

Heating: Central, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, 24 Hour Notice, Appointment Only



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE