

12434 LAKESHORE DRIVE CLERMONT FL 34711

<https://candiscarmichael.com>



MAJOR PRICE IMPROVEMENT! Lake Minnehaha living at its finest. Set on 1.15 acres with no HOA, this beautifully updated and expanded property offers 4,755 sqft of refined lakefront comfort. The original 1950 home was fully remodeled in 2019 with a new roof in 2020, then elevated again with a 2023 addition that seamlessly blends modern [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4755 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6360220



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Lot size, sq ft: 42185 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 4755 sq ft

Year built: 1950

SubdivisionName: ANDERSONS U S G

GarageSpaces: 3

Location Details

Township: 22

Road Responsibility: Public Maintained Road

Middle Or Junior School: East Ridge Middle

Road Surface Type: Asphalt, Paved

Elementary School: Lost Lake Elem

High School: East Ridge High

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Covered, Front Porch, Patio, Rear Porch

Waterfront Features: Lake Front, Lake Privileges

Fireplace Features: Living Room, Wood Burning

Garage YN: Yes

Garage Spaces: 3

Carport Spaces: 1

Exterior Features: Awning(s), Lighting, Outdoor Grill, Private Mailbox, Rain Gutters, Storage

Roof: Shingle

Utilities: Electricity Connected

Water Source: Public

Cooling: Central Air

Lot Features: Landscaped, Oversized Lot, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

Laundry Features: In Garage, Inside, Laundry Room

Waterfront YN: Yes

Fireplace YN: Yes

Parking Features: Boat, Driveway, Garage Door Opener, Garage Faces Rear, Garage Faces Side, Golf Cart Parking, Ground Level, Guest, Oversized, RV Access/Parking, Workshop in Garage

Attached Garage YN: Yes

Carport YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Vinyl, Wood

Window Features: Window Treatments

View: Water

Sewer: Septic Tank

Heating: Central, Electric

Property Details

Subdivision Name: ANDERSONS U S G

Levels: One

Foundation Details: Concrete Perimeter, Slab

Listing Terms: Cash, Conventional

Parcel Number: 31-22-26-0100-000-00100

Direction Faces: West

Construction Materials: Brick, Concrete, Stucco

Property Condition: Completed

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount:
\$14,026

Tax Legal Description: U S G ANDERSON'S SUB FROM SE COR OF LOT 1 RUN N 89-48-15 W ALONG THE S'LY LINE OF SAID LOT 1 FOR A DIST OF 1039 FT FOR POB RUN N 02-52-23 E 77.09 FT S 87-21-44 E 6 FT N 02-52-23 E 41.32 FT N 87-21-44 W 6 FT N 02-52-23 E 32 FT N 72-50-37 W 221.07 FT TO A PT ON THE E'LY R/W LINE OF LAKESHORE DR THENCE RUN S 19-24-41 W ALONG SAID E'LY R/W LINE 173.87 FT THENCE DEPARTING SAID E'LY R/W LINE RUN S 35-48-30 E 62.55 FT TO THE AFORESAID S'LY LINE OF SAID LOT 1 THENCE RUN S 89-48-15 E ALONG SAID S'LY LINE OF LOT 1 A DIST OF 225.03 FT TO POB FROM THE SE COR OF SAID LOT 1 RUN N 89-48-15 W ALONG THE S'LY LINE OF SAID LOT 1 A DIST OF 1039 FT RUN N 02-52-23 E 77.09 FT S 87-21-44 E 6 FT N 02-52-23 E 41.32 FT N 87-21-44 W 6 FT N 02-52-23 E 32 FT N

Tax Lot: 1

Rooms

Room type	Dimensions	Level	Length	Width
Family Room	23x16	First	16	23
Kitchen	24x11	First	11	24
Primary Bedroom	16x20	First	20	16
Living Room	29x8	First	8	29

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Window Treatments

Utilities: Electricity Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Awning(s), Lighting, Outdoor Grill, Private Mailbox, Rain Gutters, Storage

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments, Wood Burning

Building Details

NewConstructionYN: No

Exterior material: Brick, Concrete, Stucco

Parking: Boat, Driveway, Garage Door Opener, Garage Faces Rear, Garage Faces Side, Golf Cart Parking, Ground Level, Guest, Oversized, RV Access/Parking, Workshop in Garage

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Generator

Showing Requirements: Appointment Only, ShowingTime

Occupant Type: Owner

Other Structures: Outdoor Kitchen, Storage



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