#### 12622 ERYN BOULEVARD CLERMONT FL 34711

https://candiscarmichael.com









Welcome to your oasis in beautiful Clermont, Florida. This inviting 1,603 sq ft home, built in 1990, offers three spacious bedrooms and two full baths in a tranquil setting on a picturesque pond, just moments from the lake. Inside, enjoy an open floor plan that effortlessly connects the living room, dining area and kitchen — [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1603 sq ft



## **Courtesy of**

**Listing Office:** MARK SPAIN REAL ESTATE **Office ID:** MFR261019292

Status: Active MLS ID: MFRO6358562



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**Basics** 

Bathrooms Full: 2 Date added: Added 4 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms: 3** beds **Bathrooms: 2** baths

Half baths: 0 half baths Area, sq ft: 1603 sq ft

**Lot size, sq ft: 12501** sq ft **Year built:** 1990

SubdivisionName: THE ORANGES PH ONE SUB ListOfficeName: MARK SPAIN REAL ESTATE

GarageSpaces: 2 ListAOR: mfrmls

#### **Location Details**

Township: 23S Road Surface Type: Asphalt

Elementary School: Pine Ridge Elem Middle Or Junior School: Windy Hill Middle

High School: East Ridge High

### **Property Features**

Interior Features: Ceiling Fans(s), Thermostat, Appliances: Convection Oven, Cooktop,

Walk-In Closet(s)

Dishwasher, Dryer, Freezer, Microwave,
Refrigerator, Washer

Flooring: Other Laundry Features: In Garage

**Garage YN:** Yes **Attached Garage YN:** Yes

**Garage Spaces:** 2 **Pets Allowed:** Yes

**Exterior Features:** Lighting, Private Mailbox, Rain **Roof:** Metal

Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Available, Electricity Available, Phone **Water Source:** Public

Available, Sewer Available, Water Available

Sewer: Septic Tank Cooling: Central Air

Heating: Central





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**Property Details** 

**Subdivision Name:** THE ORANGES PH ONE SUB **Parcel Number:** 06-23-26-0500-000-01100

**Levels:** One **Direction Faces:** Southeast

Foundation Details: Other Construction Materials: Other, Stucco

### Fees&Taxes

Tax Year: 2024 Tax Annual Amount:

\$1,654

Tax Legal Description: THE ORANGES PHASE ONE SUB LOT 11 Tax Lot: 11

PB 28 PGS 95-96 ORB 1132 PG 109

### **Rooms**

Room ty	ре	Level
Kitchen		First
Great Room		First
Living Room		First
Primary Bedroom		First

# **Amenities & Features**



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Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Lighting, Private Mailbox,

Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Thermostat, Walk-In

Closet(s)

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air

**Utilities:** Cable Available, Electricity

Available, Phone Available, Sewer Available,

Water Available

**Amenities:** Convection Oven, Cooktop, Dishwasher, Dryer, Freezer, Microwave,

Refrigerator, Washer

# **Building Details**

NewConstructionYN: No Heating: Central

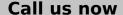
**Exterior material:** Other, Stucco Roof: Metal

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Equipment Showing Requirements: Lockbox





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