

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  
**Status:** Active

**Office ID:** MFR261019292  
**MLS ID:** MFRO6358562



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



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 12501 sq ft

**SubdivisionName:** THE ORANGES PH ONE SUB

**GarageSpaces:** 2

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1603 sq ft

**Year built:** 1990

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

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## 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

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## Property Features

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

**Flooring:** Other

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

**Sewer:** Septic Tank

**Heating:** Central

**Appliances:** Convection Oven, Cooktop, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer

**Laundry Features:** In Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Metal

**Water Source:** Public

**Cooling:** Central Air



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# Property Details

**Subdivision Name:** THE ORANGES PH ONE SUB

**Levels:** One

**Foundation Details:** Other

**Parcel Number:** 06-23-26-0500-000-01100

**Direction Faces:** Southeast

**Construction Materials:** Other, Stucco

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,654

**Tax Legal Description:** THE ORANGES PHASE ONE SUB LOT 11  
PB 28 PGS 95-96 ORB 1132 PG 109

**Tax Lot:** 11

# Rooms

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

# Amenities & Features

**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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Other, Stucco

**Heating:** Central

**Roof:** Metal

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Lockbox



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