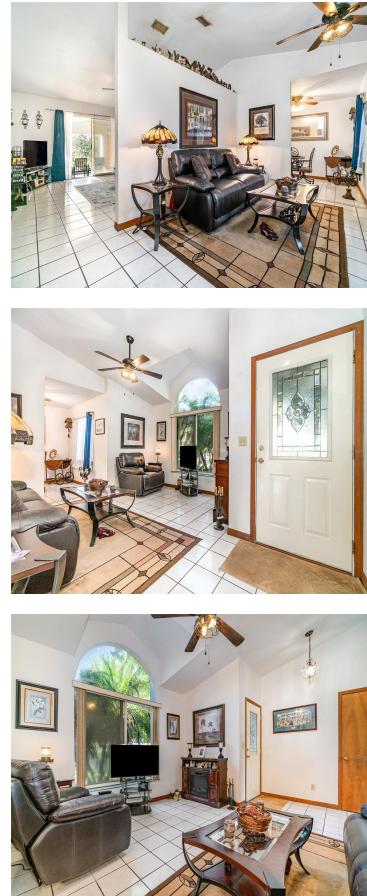


12622 ERYN BOULEVARD CLERMONT FL 34711

<https://candiscarmichael.com>



\$380,000

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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Phone: 727-888-3292

Email: 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

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

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, Walk-In Closet(s)

Appliances: Convection Oven, Cooktop, 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 Gutters, Sidewalk, Sliding Doors

Roof: Metal

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

Sewer: Septic Tank

Cooling: Central Air

Heating: Central



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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 **Tax Lot:** 11
PB 28 PGS 95-96 ORB 1132 PG 109

Rooms

Room type	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

Exterior material: Other, Stucco

Heating: Central

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Lockbox



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