

12625 DOUGLAS FIR COURT CLERMONT FL 34711
https://candiscarmichael.com



\$699,990



Welcome to 12625 Douglas Fir Court in Clermont, where space, comfort, and Florida living come together on an oversized 0.44-acre cul-de-sac lot. This beautifully renovated home has 2,744 square feet, 4 bedrooms, 3 full bathrooms, a dedicated home office, and a formal living/dining area, providing the flexibility today's lifestyle demands. Brand new windows, cabinets, countertops, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2744 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6445602



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



Description

Virtual Tour: <https://youtu.be/EKipvN7iH6g>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 19166 sq ft

SubdivisionName: GREATER PINES PH 08 LT 802

GarageSpaces: 3

Date added: Added 1 minute ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2744 sq ft

Year built: 2002

ListOfficeName: BEYCOME OF FLORIDA LLC

ListAOR: mfrmls

Location Details

Township: 22

Road Surface Type: Paved

Elementary School: Lost Lake Elem **Middle Or Junior School:** East Ridge Middle

High School: East Ridge High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Luxury Vinyl, Tile

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Sidewalk

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Available, Sprinkler Meter

Sewer: Septic Tank

Heating: Central, Electric

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator

Laundry Features: Electric Dryer Hookup, Inside, Washer Hookup

Pool Features: In Ground, Screen Enclosure

Attached Garage YN: Yes

Pets Allowed: No

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: GREATER PINES PH 08 LT 802

Levels: One

Foundation Details: Slab

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

Parcel Number: 28-22-26-0735-000-81900

Direction Faces: North

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 54

Association Fee Includes: Pool, Recreational Facilities

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount:
\$6,272

Tax Legal Description: GREATER PINES PHASE 8 SUB LOT 819 PB
46 PGS 43-45 ORB 2153 PG 2198 ORB 5071 PG 312 ORB 5740 PG
1916

Tax Lot: 819

Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Great Room	First
Kitchen	First
Bedroom 4	First
Office	First
Laundry	First
Living Room	First
Dinette	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

ExteriorFeatures: Sidewalk

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Available, Sprinkler Meter

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

PoolFeatures: In Ground, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Call Owner, Combination Lock Box, Lockbox



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