

# 12633 CROWN POINT CIRCLE CLERMONT FL 34711

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. A beautiful custom-built 4-bedroom, 3-bath pool home located in the Crown Pointe subdivision, showcasing breathtaking sunset views of Lake Minnehaha, part of Clermont's sought-after Chain of Lakes. This move-in-ready residence offers a well-designed floor plan, quality craftsmanship, and timeless upgrades throughout. Upon arrival, 8-foot double entry doors [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3621 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Office ID:** MFR260011623

**Status:** Active

**MLS ID:** MFRG5106375



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

<https://media.devoredesign.com/videos/019c00cd-f4cc-732c-aa2d-5a7eaa844e9e?v=162>

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 20269 sq ft

**SubdivisionName:** CROWN POINTE SUB

**GarageSpaces:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 3621 sq ft

**Year built:** 1999

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

## Location Details

**Township:** 22

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Marble, Tile

**Patio And Porch Features:** Enclosed, Rear Porch, Screened

**Pool Features:** Deck, Heated, In Ground, Pool Sweep, Screen Enclosure, Self Cleaning, Solar Heat

**Spa Features:** Above Ground, Heated

**Fireplace Features:** Gas, Living Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Sprinkler Meter, Underground Utilities

**Water Source:** Public

**Cooling:** Central Air, Zoned

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting

**Architectural Style:** Custom

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Sewer:** Septic Tank

**Heating:** Electric

## Property Details

**Subdivision Name:** CROWN POINTE SUB

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** 31-22-26-0325-000-01600

**Direction Faces:** Northwest

**Construction Materials:** Block, Stone, Stucco

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 350

**Community Features:** Deed Restrictions



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,067

**Tax Legal Description:** CROWN POINTE SUB LOT 16 PB 41  
PGS 77-78 ORB 4719 PG 1117

**Tax Lot:** 16

## Rooms

| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Kitchen         |            | First  |        |       |
| Family Room     | 17x16      | First  | 16     | 17    |
| Living Room     | 14x10      | First  | 10     | 14    |
| Bonus Room      | 30x18      | Second | 18     | 30    |
| Primary Bedroom | 17x15      | First  | 15     | 17    |
| Bedroom 2       | 13x12      | First  | 12     | 13    |
| Bedroom 3       | 14x12      | First  | 12     | 14    |
| Bedroom 4       | 12x11      | First  | 11     | 12    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Above Ground, Heated

**ExteriorFeatures:** Lighting

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Sprinkler Meter, Underground Utilities

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air, Zoned

**CommunityFeatures:** Deed Restrictions

**PoolFeatures:** Deck, Heated, In Ground, Pool Sweep, Screen Enclosure, Self Cleaning, Solar Heat

**Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Gas, High Ceilings, Kitchen/Family Room Combo, Living Room, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s)

## Building Details

**ArchitecturalStyle:** Custom

**Heating:** Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stone, Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Appointment Only, See Remarks, ShowingTime



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