

12633 CROWN POINT CIRCLE CLERMONT FL 34711

<https://candiscarmichael.com>



\$815,000



One or more photo(s) has been virtually staged. *PRICE IMPROVEMENT* 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 [...]

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



Courtesy of

Listing Office: FUTURE HOME REALTY INC

Status: Active

Office ID: MFR260011623

MLS ID: MFRG5106375



Call us now

Phone: 727-888-3292

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE