

# 13200 WHISPER BAY DRIVE CLERMONT FL 34711

<https://candiscarmichael.com>



\$650,000



Welcome to 13200 Whisper Bay Dr, where comfort meets classic Florida living in the heart of Clermont. This well-maintained home offers a thoughtfully designed layout that balances everyday functionality with inviting spaces perfect for entertaining. From the moment you arrive, the curb appeal sets the tone for what's inside. With 45,000 in upgrades and a [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2588 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6377368



### Call us now

Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10487 sq ft

**SubdivisionName:** MAGNOLIA POINTE SUB

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2588 sq ft

**Year built:** 1999

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 22S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** High Ceilings

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** None

**Pool Features:** In Ground

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Private Yard

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Disposal, Microwave, Range, Refrigerator

**Laundry Features:** Electric Dryer Hookup, Inside

**Pool Private YN:** Yes

**Spa YN:** Yes

**Fireplace Features:** Family Room, Wood Burning

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Public

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** MAGNOLIA POINTE SUB

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, VA Loan

**Parcel Number:** 25-22-26-1300-000-12400

**Direction Faces:** West

**Construction Materials:** Block

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Playground, Tennis Court(s)

**Association Fee:** 220

**Association Fee Includes:** Guard - 24 Hour, Pool

**Community Features:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$6,134

**Tax Legal Description:** MAGNOLIA POINTE SUB LOT 124 PB 40  
PGS 1-6 ORB 5302 PG 1898 ORB 5397 PG 609 ORB 6417 PG 1778

**Tax Lot:** 124

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## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 1	19x16	First	16	19
Bedroom 2	14x14	First	14	14
Kitchen	14x13	First	13	14
Living Room	20x25	First	25	20
Foyer	9x12	First	12	9
Dining Room	8x9	First	9	8
Primary Bedroom	16x13	First	13	16

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Tennis Court(s)

**ExteriorFeatures:** Lighting, Private Mailbox, Private Yard

**Utilities:** Cable Connected, Electricity Connected, Public

**Amenities:** Cooktop, Dishwasher, Disposal, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground

**Features:** Family Room, High Ceilings, Wood Burning

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Private Yard

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



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