



Welcome to 13320 Magnolia Valley Drive, a stunning and meticulously maintained 5-bedroom, 4-bathroom home located in the highly desirable community of John's Lake Landin in Clermont, Florida. This spacious residence offers a thoughtful layout, modern upgrades, and exceptional features that perfectly blend comfort, functionality, and style. As you enter, you're welcomed by an inviting foyer [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3556 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6301096



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6301096>

Basics

Bathrooms Full: 4

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3556 sq ft

Year built: 2019

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 19 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 1 floor

Lot size, sq ft: 6249 sq ft

SubdivisionName: JOHNS LAKE LNDG PH 4

GarageSpaces: 3

Location Details

Township: 22S

Road Surface Type: Asphalt

Elementary School: Grassy Lake Elementary **Middle Or Junior School:** Windy Hill Middle

High School: East Ridge High

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Open Floorplan, Primary Bedroom Upstairs, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Lot Features: Sidewalk, Paved

Appliances: Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Filtration System

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Sliding Doors, Sprinkler Metered

Utilities: Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Heat Pump

Property Details

Subdivision Name: JOHNS LAKE LNDG PH 4

Levels: Two

Foundation Details: Slab, Stem Wall

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 26-22-26-0207-000-05100

Direction Faces: East

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Semi-Annually

Association Fee: 450

Community Features: Playground, Pool

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$7,784

Tax Legal Description: JOHN'S LAKE LANDING PHASE 4 PB 69
PG 65-70 LOT 51 ORB 5940 PG 838

Tax Lot: 51



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Green Building Info

Green Energy Generation: Solar

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x20	Second	20	16
Loft	20x17	Second	17	20
Kitchen	12x12	First	12	12
Bedroom 2	12x13	First	13	12
Bedroom 3	12x13	Second	13	12
Bedroom 4	12x14	Second	14	12
Bedroom 5	12x14	Second	14	12
Living Room	15x22	First	22	15

Amenities & Features



Call us now

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



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Playground, Pool

Utilities: Electricity Connected, Sewer Connected, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Filtration System

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors, Sprinkler Metered

Features: Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Sentri Lock Box



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE