

# 15532 KENSINGTON TRAIL CLERMONT FL 34711

<https://candiscarmichael.com>



\$400,000

This charming 3-bedroom, 2-bath home in Clermont's Greater Hills community features a split floor plan with laminate flooring throughout, a skylit primary suite, a cozy kitchen nook, and a light-filled living area that opens to a screened lanai and fully fenced backyard perfect for pets or relaxing outdoors. Ideally located near top-rated schools, the South [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1352 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6382194



### Call us now

Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 10000 sq ft

**SubdivisionName:** GREATER HILLS PH 05

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1352 sq ft

**Year built:** 1995

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 22

**Road Surface Type:** Paved

**Elementary School:** Grassy Lake Elementary **Middle Or Junior School:** East Ridge Middle

**High School:** Lake Minneola High

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## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Split Bedroom

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring:** Laminate

**Laundry Features:** Inside, Laundry Closet

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

**Parking Features:** Driveway, Garage Door Opener

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Private Mailbox, Sidewalk

**Roof:** Shingle

**Architectural Style:** Traditional

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Sewer:** Septic Tank

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished

**Lot Features:** Sidewalk



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## Property Details

**Subdivision Name:** GREATER HILLS PH 05

**Levels:** One

**Foundation Details:** Block

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

**Parcel Number:** 22-22-26-0520-000-51400

**Direction Faces:** East

**Construction Materials:** Brick, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 491

**Association Amenities:** Pool

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 582

**Tax Lot:** 514

**Tax Annual Amount:** \$5,515

**Tax Legal Description:** GREATER HILLS PHASE 5 SUB LOT 514 PB 34 PGS 76-77 ORB 6159 PG 1472

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## Rooms



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Room type	Level
Kitchen	First
Living Room	First
Dining Room	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Private Mailbox, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Split Bedroom

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

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**ArchitecturalStyle:** Traditional

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Brick, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Sentri Lock Box, ShowingTime



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