

16308 WINDING PRESERVE CIRCLE CLERMONT FL 34714

https://candiscarmichael.com



Premium Conservation Lot with No Rear Neighbors! Welcome to this beautiful 4-bedroom, 2-bath home located in the highly desirable Sanctuary community in Clermont. One of the property’s most valuable features is its private rear setting, offering peaceful nature views with no rear neighbors and no homes planned directly behind the property. Enjoy added privacy, open [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1983 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRS5151911



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5151911>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 7138 sq ft

SubdivisionName: SANCTUARY PHASE 1B

GarageSpaces: 2

Date added: Added 20 minutes ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1983 sq ft

Year built: 2022

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 24

Road Surface Type: Asphalt

Property Features

Interior Features: Open Floorplan **Appliances:** Dishwasher, Disposal, Dryer, Microwave, Refrigerator

Flooring: Carpet, Ceramic Tile

Laundry Features: Laundry Room

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: None

Roof: Shingle

Utilities: Electricity Available

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished



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THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: SANCTUARY PHASE 1B

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 23-24-26-0205-000-27800

Direction Faces: North

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee: 60

Association Fee Frequency: Semi-Annually

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$8,668

Tax Other Annual Assessment Amount: 3465

Tax Legal Description: SANCTUARY PHASE 1B PB 76
PG 90-100 LOT 278 ORB 6048 PG 1065

Tax Lot: 278

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x18	First	18	14
Bathroom 1	10x11	First	11	10
Great Room	18x15	First	15	18
Kitchen		First		
Laundry		First		

Amenities & Features

Waterfront available: No **GarageYN:** Yes
AttachedGarageYN: Yes **FireplaceYN:** No
PoolPrivateYN: No **Cooling:** Central Air
ExteriorFeatures: None **Utilities:** Electricity Available
Features: Open Floorplan **Amenities:** Dishwasher, Disposal, Dryer, Microwave, Refrigerator

Building Details

NewConstructionYN: No **Heating:** Central, Electric
Exterior material: Block **Roof:** Shingle

Miscellaneous

Ownership: Fee Simple **Occupant Type:** Owner
Other Equipment: None **Showing Requirements:** Combination Lock Box



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