16707 BROADFORD LANE CLERMONT FL 34714

https://candiscarmichael.com









One or more photo(s) has been virtually staged. Welcome to 16707 Broadford Lane in the highly desirable community of Clermont, FL! This beautifully maintained and thoughtfully upgraded home offers an oversized lot, modern comfort, exceptional functionality, and over \$60,000 in recent improvements—making it truly move-in ready. From the moment you arrive, you'll notice the pride [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2211 sq ft



Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRS5138428



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Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/S5138428

Basics

Bathrooms Full: 2

Date added: Added 3 days ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 8349 sq ft

SubdivisionName: CITRUS HLNDS PH 2

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2211 sq ft

Year built: 2015

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 245 Road Surface Type: Asphalt

Elementary School: Sawgrass bay Elementary Middle Or Junior School: Windy Hill Middle

High School: East Ridge High

Property Features





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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters,

Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile Laundry Features: Common Area,

Inside

Appliances: Dishwasher, Electric

Water Heater, Microwave, Range,

Refrigerator, Washer

Garage YN: Yes Attached Garage YN: Yes

Garage Spaces: 2 Pets Allowed: Yes

Exterior Features: Lighting, Rain Gutters, Sidewalk, **Roof:** Shingle

Sliding Doors, Storage

Utilities: Cable Available, Electricity Connected, Public, Water Source: Public

Sewer Connected, Water Connected

Sewer: Public Sewer Cooling: Central Air

Heating: Central Furnished: Unfurnished

Property Details

Subdivision Name: CITRUS HLNDS PH 2 **Parcel Number:** 23-24-26-0301-000-13600

Levels: Two **Direction Faces:** South

Foundation Details: Slab Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

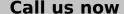
Association YN: Yes Association Fee: 242

Association Fee Frequency: Semi-Annually Association Fee Includes: None

Community Features: Sidewalks, Street Lights

Fees&Taxes





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Tax Year: 2025 Tax Annual Amount:

\$5,540

Tax Legal Description: CITRUS HIGHLANDS PHASE 2 PB 64 PG **Tax Lot:** 136 23-24 LOT 136 ORB 4589 PG 1215

Rooms

Room type	Dimensions	Level	Length	Width
Living Room		First		
Kitchen	12x15	First	15	12
Dining Room		First		
Primary Bedroom	20x13	Second	13	20
Bedroom 2	11x12	Second	12	11
Bedroom 3	11x12	Second	12	11
Bedroom 4	11x12	Second	12	11

Amenities & Features



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Waterfront available: No **AttachedGarageYN:** Yes

PoolPrivateYN: No

CommunityFeatures: Sidewalks, Street Lights

Utilities: Cable Available, Electricity Connected,

Public, Sewer Connected, Water Connected

GarageYN: Yes
FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Rain Gutters,

Sidewalk, Sliding Doors, Storage

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In

Closet(s)

Amenities: Dishwasher, Electric Water Heater,

Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No Heating: Central

Exterior material: Block, Stucco **Roof:** Shingle

Miscellaneous

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Showing Requirements: Appointment Only,

Equipment Combination Lock Box





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