

# 17148 CAGAN CROSSINGS BOULEVARD CLERMONT FL 34714

<https://candiscarmichael.com>



This cozy property is located between 192 and 27, with a gated entrance on each side. Move-in ready property is waiting for you! Close to popular attractions, shopping, and dining destinations, plus family-friendly amenities like a pool, playground, and covered picnic area, we know you will fall in love! Highly rated educational zone. We sold [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2208 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6309930



### Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6309930>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2208 sq ft

**Year built:** 2023

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 4847 sq ft

**SubdivisionName:** CAGAN XINGS EAST

**GarageSpaces:** 2

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## Location Details

**Township:** 24S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Other, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Garden, Courtyard, French Doors, Other, Sidewalk

**Utilities:** Water Connected, Cable Available, Electricity Available

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** No

**Roof:** Concrete

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** CAGAN XINGS EAST **Parcel Number:** 36-24-26-0100-000-06700

**Levels:** Two

**Direction Faces:** East

**Foundation Details:** Block, Other **Construction Materials:** Concrete, Stucco, Cement Siding

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## Association Information

**Association YN:** Yes

**Association Fee:** 117

**Association Fee Frequency:** Monthly

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$6,008

**Tax Legal Description:** CAGAN CROSSINGS EAST PB 74 PG 76-83 LOT 67 ORB 6151 PG 8

**Tax Lot:** 67

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## Rooms



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| Room type       | Level  |
|-----------------|--------|
| Bedroom 1       | First  |
| Bathroom 1      | First  |
| Dining Room     | First  |
| Family Room     | First  |
| Kitchen         | First  |
| Laundry         | First  |
| Dinette         | First  |
| Great Room      | First  |
| Primary Bedroom | Second |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Garden, Courtyard, French Doors, Other, Sidewalk

**Features:** Other, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Water Connected, Cable Available, Electricity Available

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



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Cement Siding, Concrete, Stucco

**Heating:** Central

**Roof:** Concrete

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Before Showing, Call Listing Agent



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