

17321 PROMENADE DRIVE CLERMONT FL 34711

<https://candiscarmichael.com>



Experience the ultimate blend of security, serenity, and style in the premier guard-gated, LAKEFRONT COMMUNITY of Magnolia Pointe. This unique two-story residence offers a “lock-and-leave” lifestyle with the feel of a private retreat and low-maintenance living. Featuring a rare oversized, attached 2-car garage with an inside LAUNDRY ROOM downstairs, and the living quarters are thoughtfully [...]

- 2 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1225 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6393977



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://my.matterport.com/show/?m=bXA5LMdbURG&mls=1>

Basics

Bathrooms Full: 2

Category: Townhouse

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 1649 sq ft

SubdivisionName: CHATEAU CONDOMINIUMS AT
MAGNOLIA POINTE PHASE IV

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1225 sq ft

Year built: 2001

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 22

Road Surface Type: Paved

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

High School: East Ridge High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, French Doors, Private Mailbox, Rain Gutters, Sidewalk

Security Features: Gated Community

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside

Fireplace Features: Living Room, Wood Burning

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Metal, Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: CHATEAU CONDOMINIUMS AT MAGNOLIA POINTE PHASE IV

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 25-22-26-2003-000-00703

Direction Faces: East

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 372

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Recreational Facilities, Security

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,271

Tax Legal Description: CHATEAU CONDOMINIUMS AT MAGNOLIA
POINTE PHASE IV UNIT 7-3 CB 2 PG 77-85 ORB 3987 PG 240 ORB 6100
PG 2291

Tax Lot: 7-3

Rooms



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| Room type | Level |
|---------------------|--------|
| Primary Bedroom | Second |
| Primary Bathroom | Second |
| Kitchen | Second |
| Living Room | Second |
| Bedroom 2 | Second |
| Bathroom 2 | Second |
| Laundry | First |
| Balcony/Porch/Lanai | Second |
| Balcony/Porch/Lanai | First |

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Balcony, French Doors, Private Mailbox, Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Wood Burning

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Metal, Shingle

Miscellaneous

Ownership: Condominium

Occupant Type:
Vacant

Showing Requirements: Senti Lock Box, Appointment Only, Listing Agent Must Accompany, See Remarks, ShowingTime



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