

17446 SAW PALMETTO AVENUE CLERMONT FL 34714
https://candiscarmichael.com



Welcome to 17446 Saw Palmetto Avenue, where luxury, privacy, and thoughtful design come together in one of Clermont’s most sought-after gated communities. Perfectly positioned with no rear neighbors and a peaceful wooded backdrop, this beautifully upgraded home offers the rare combination of modern finishes, functional living space, and exceptional privacy. From the moment you step [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3110 sq ft



Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944
Status: Active **MLS ID:** MFRO6425269



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6425269>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 7136 sq ft

SubdivisionName: SERENOA LAKES PH 2

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 3110 sq ft

Year built: 2023

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 24

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Thermostat

Flooring: Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Fiber Optics, Public

Sewer: Public Sewer

Heating: Central

Lot Features: Conservation Area

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Laundry Room, Washer Hookup

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: SERENOA LAKES PH 2

Levels: Two

Foundation Details: Slab

Parcel Number: 24-24-26-0011-000-09200

Direction Faces: South

Construction Materials: Block, Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Gated, Playground, Pool

Association Fee: 153.5

Association Fee Includes: Internet

Community Features: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$9,111

**Tax Other Annual Assessment
Amount:** 2180

Tax Legal Description: SERENOA LAKES PHASE 2 PB
76 PG 40-46 LOT 92 ORB 6182 PG 219

Tax Lot: 92

Rooms



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Room type	Level
Bedroom 1	First
Bathroom 1	First
Laundry	First
Bedroom 2	First
Den	First
Kitchen	First
Living Room	First
Dining Room	First
Primary Bedroom	First
Primary Bathroom	First
Loft	Second
Bedroom 4	Second
Bathroom 3	Second

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks

Utilities: BB/HS Internet Available, Cable Available, Fiber Optics, Public

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Thermostat

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Combination Lock Box, Gate Code Required, See Remarks, ShowingTime



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