#### 17606 COBBLESTONE LANE CLERMONT FL 34711

https://candiscarmichael.com









Spectacular lakefront estate in the Magnolia Pointe community! Built in 2007 by Master Builders, this single-story custom home offers ~ 7,010 sq ft of luxury living on nearly 1 acre. Step inside to soaring ceilings, a grand staircase, and an open floor plan with breathtaking, unobstructed views of Johns Lake. The gourmet kitchen is a [...]

- 4 beds
- 7 bath
- Residentia
- Single Family Residence
- Active
- 7010 sq ft

×

# **Courtesy of**

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

Status: Active MLS ID: MFRO6346744



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## **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/06346744

## **Basics**

**Bathrooms Full:** 4

Date added: Added 2 days ago

**Type:** Residential

Bathrooms: 7 baths

Area, sq ft: 7010 sq ft

Year built: 2007

**SubdivisionName:** MAGNOLIA POINT

**GarageSpaces:** 4

**Bathrooms Half:** 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 3 half baths

Lot size, sq ft: 41019 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

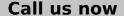
ListAOR: mfrmls

### **Location Details**

Township: 22 Road Surface Type: Asphalt

# **Property Features**





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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Appliances:** Bar Fridge, Built-In Oven, Convection Oven, Dishwasher, Disposal, Microwave, Other, Range, Range Hood, Refrigerator

Flooring: Carpet, Ceramic Tile, Wood

Laundry Features: Inside

Patio And Porch Features: Covered, Deck, Patio, Pool Private YN: Yes

Porch. Screened

Pool Features: Auto Cleaner, Heated, Indoor, Salt Spa YN: Yes

Water, Tile, Vinyl

Waterfront YN: Yes

Waterfront Features: Canal -Freshwater, Lake Front, Lake Privileges

Fireplace YN: Yes

Fireplace Features: Gas

Parking Features: Garage Door Opener, Garage Faces Rear, Garage Faces Side, Oversized

Garage YN: Yes

Attached Garage YN: Yes

**Garage Spaces:** 4

Pets Allowed: Cats OK, Dogs OK, Yes

Exterior Features: French Doors, Lighting, Outdoor Grill, Outdoor Kitchen,

Rain Gutters

Roof: Slate, Tile

**Security Features:** Gated Community,

Smoke Detector(s)

Window Features: Blinds, Thermal Windows

**Architectural Style:** Contemporary

**Vegetation:** Mature Landscaping

Utilities: BB/HS Internet Available, Cable

Available, Cable Connected, Electricity Connected,

Fire Hydrant, Public

View: Water

Water Source: Canal/Lake For Irrigation,

**Public** 

Sewer: Public Sewer

Cooling: Central Air, Zoned

**Heating:** Heat Pump, Propane, Zoned

Lot Features: Cul-De-Sac, In County,

Paved

## **Property Details**

**Subdivision Name: MAGNOLIA POINT** 

Parcel Number: 25-22-26-1300-000-03500

Levels: Two

**Direction Faces:** North

Foundation Details: Slab

Construction Materials: Block, Stucco

**Listing Terms:** Cash, Conventional, VA Loan



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### **Association Information**

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee: 452** 

**Association Amenities:** Fitness Center, Gated, Park, Playground,

Tennis Court(s)

**Community Features:** Association Recreation - Owned, Deed Restrictions, Fitness Center, Park, Playground, Pool,

Tennis Court(s)

### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$14,491

Tax Legal Description: MAGNOLIA POINTE SUB LOT 35 PB 40 Tax Lot: 03500

PGS 1-6 ORB 2640 PG 196

### Rooms





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Room type	Dimensions	Level	Length	Width
Bedroom 2	14x21	Second	21	14
Bedroom 3	18x20	Second	20	18
Bedroom 4	16x13	Second	13	16
Bonus Room	19x22	Second	22	19
Dining Room	16×11	First	11	16
Family Room	16x23	First	23	16
Kitchen	16x11	First	11	16
Living Room	16x23	First	23	16
Primary Bathroom		First		
Primary Bedroom	20x22	First	22	20
Dinette	7x10	First	10	7
Balcony/Porch/Lanai	28x21	First	21	28

# **Amenities & Features**



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Waterfront available: Yes AttachedGarageYN: Yes

PoolPrivateYN: Yes

**Security Features:** Gated Community,

Smoke Detector(s)

WindowFeatures: Blinds. Thermal Windows

Salt Water, Tile, Vinyl

Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Gas, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s)

GarageYN: Yes FireplaceYN: Yes

Cooling: Central Air, Zoned

CommunityFeatures: Association Recreation -Owned, Deed Restrictions, Fitness Center, Park,

Playground, Pool, Tennis Court(s)

ExteriorFeatures: French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters

PoolFeatures: Auto Cleaner, Heated, Indoor, Utilities: BB/HS Internet Available. Cable Available, Cable Connected, Electricity

Connected, Fire Hydrant, Public

Amenities: Bar Fridge, Built-In Oven, Convection Oven, Dishwasher, Disposal, Microwave, Other, Range, Range Hood,

Refrigerator

## **Building Details**

**ArchitecturalStyle:** Contemporary **NewConstructionYN: No** 

Heating: Heat Pump, Propane, Zoned Exterior material: Block, Stucco

Roof: Slate, Tile Parking: Garage Door Opener, Garage Faces Rear,

Garage Faces Side, Oversized

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

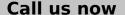
Other Equipment: Irrigation Equipment, Satellite Dish Other Structures: Boat House,

Outdoor Kitchen

Showing Requirements: 24 Hour Notice, Appointment Only,

Listing Agent Must Accompany





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