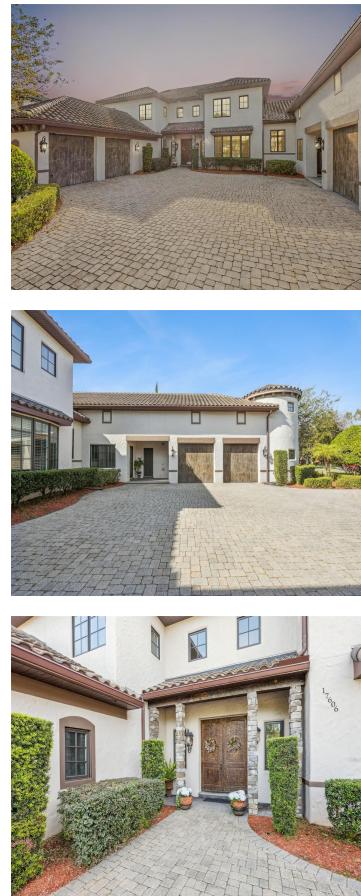


17606 COBBLESTONE LANE CLERMONT FL 34711

<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 baths
- Residential
- Single Family Residence
- Active
- 7010 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6346744



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6346744>

Basics

Bathrooms Full: 4

Date added: Added 3 hours 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)

Flooring: Carpet, Ceramic Tile, Wood

Patio And Porch Features: Covered, Deck, Patio, Porch, Screened

Pool Features: Auto Cleaner, Heated, Indoor, Salt Water, Tile, Vinyl

Waterfront YN: Yes

Fireplace YN: Yes

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

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Slate, Tile

Window Features: Blinds, Thermal Windows

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fire Hydrant, Public

View: Water

Sewer: Public Sewer

Heating: Heat Pump, Propane, Zoned

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

Laundry Features: Inside

Pool Private YN: Yes

Spa YN: Yes

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

Fireplace Features: Gas

Garage YN: Yes

Garage Spaces: 4

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

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Contemporary

Vegetation: Mature Landscaping

Water Source: Canal/Lake For Irrigation, Public

Cooling: Central Air, Zoned

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

Property Details

Subdivision Name: MAGNOLIA POINT

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

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

Direction Faces: North

Construction Materials: Block, Stucco



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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
PGS 1-6 ORB 2640 PG 196 **Tax Lot:** 03500

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	16x11	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

PoolFeatures: Auto Cleaner, Heated, Indoor, 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

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

Heating: Heat Pump, Propane, Zoned

Roof: Slate, Tile

NewConstructionYN: No

Exterior material: Block, Stucco

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

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Satellite Dish

Showing Requirements: 24 Hour Notice, Appointment Only, Listing Agent Must Accompany

Occupant Type: Owner

Other Structures: Boat House, Outdoor Kitchen



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