17685 PASSIONFLOWER CIRCLE CLERMONT FL 34714

https://candiscarmichael.com









WELCOME TO THIS STUNNING WATERFRONT POOL HOME, where elegance, comfort, and Florida resort-style living come together! Nestled within the desirable gated community of Serenoa Village in Clermont, this beautifully maintained David Weekley-built, 4-bedroom, 3-bathroom residence offers an exceptional blend of modern sophistication, thoughtful upgrades, and breathtaking water views. From the moment you enter, you'll appreciate [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2806 sq ft

Courtesy of

Listing Office: REAL BROKER, LLC

Office ID: MFR805521714

Status: Active

MLS ID: MFRO6447295

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour:
https://www.zillow.com/view-imx/166f786d-252b-4b0b-8e74-2bb6d13dc688?wl=true&setAttribution=mls&initialViewType=pano

Basics

Bathrooms Full: 3
Category: Single Family Residence
Bedrooms: 4 beds
Half baths: 0 half baths
Area, sq ft: 2806 sq ft
Year built: 2019
SubdivisionName: SERENOA VILLAGE 2 PH 1A-2
GarageSpaces: 3

Date added: Added 2 minutes ago
Type: Residential
Bathrooms: 3 baths
Floors: 1 floor
Lot size, sq ft: 7500 sq ft
View: Pool
ListOfficeName: REAL BROKER, LLC
ListAOR: mfrmls

Location Details

Township: 24S
Elementary School: Sawgrass bay Elementary
High School: East Ridge High

Road Surface Type: Concrete, Paved
Middle Or Junior School: Windy Hill Middle

Property Features

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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Appliances: Built-In Oven, Dryer, Electric Cooktop, Microwave, Range, Refrigerator, Washer

Flooring: Tile

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

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

Pool Private YN: Yes

Pool Features: In Ground, Gunite, Heated, Lighting, Salt Water, Screen Enclosure

Spa YN: Yes

Spa Features: In Ground

Waterfront YN: Yes

Waterfront Features: Pond

Fireplace YN: Yes

Fireplace Features: Living Room

Parking Features: Covered, Deeded, Driveway, Garage Door Opener

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 3

Pets Allowed: Yes

Exterior Features: Lighting

Roof: Shingle

Security Features: Smoke Detector(s)

Window Features: Blinds

Architectural Style: Craftsman

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

Vegetation: Trees/Landscaped

View: Pool

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: SERENOA VILLAGE 2 PH 1A-2

Parcel Number: 13-24-26-0130-000-13900

Levels: One

Direction Faces: Northeast

Number Of Lots: 1

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

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Association Information

Association YN: Yes

Association Fee: 149

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool, Internet, Maintenance Grounds, Management

Community Features: Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $8,044

Tax Other Annual Assessment Amount: 2204

Tax Legal Description: SERENOA VILLAGE 2 PHASE 1A-2 PB 69 PG 86-88 LOT 139 ORB 5354 PG 1780

Tax Lot: 139

Rooms

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Room type	Dimensions	Level	Length	Width
Living Room	17.1x23.5	First	23.5	17.1
Kitchen	13.9x16.8	First	16.8	13.9
Primary Bedroom	15.2x17.5	First	17.5	15.2
Primary Bathroom	10.7x11.5	First	11.5	10.7
Office	13.9x11	First	11	13.9
Bedroom 2	13.5x9.8	First	9.8	13.5
Bedroom 3	13.3x10.1	First	10.1	13.3
Dining Room	17.1x23.5	First	23.5	17.1
Bedroom 4	13.9x13.1	First	13.1	13.9
Foyer	6x15.11	First	15.11	6
Laundry	7.6x6.3	First	6.3	7.6

Amenities & Features

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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard

ExteriorFeatures: Lighting

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

Amenities: Built-In Oven, Dryer, Electric Cooktop, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Security Features: Smoke Detector(s)

WindowFeatures: Blinds

PoolFeatures: In Ground, Gunite, Heated, Lighting, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Craftsman

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Covered, Deeded, Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Appointment Only, Combination Lock Box, ShowingTime

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