

2155 TIMBER CREEK LANE CLERMONT FL 34715

https://candiscarmichael.com



\$999,990



LUXURY LIVING IN HIGHLAND RANCH Gracefully elevated on a premium hilltop lot with beautiful views, this exceptional Highland Ranch residence offers the refined feel of a model home with more than \$250,000 in seller-reported upgrades and improvements. Thoughtfully curated interiors feature custom furnishings, designer-inspired wall paneling, custom lighting, custom closets, and custom blinds in the [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3924 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6447811



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6447811>

Basics

Bathrooms Full: 4

Bathrooms Half: 1

Date added: Added 4 minutes ago **Category:** Single Family Residence

Type: Residential

Bedrooms: 5 beds

Bathrooms: 5 baths

Half baths: 1 half bath

Floors: 2 floors

Area, sq ft: 3924 sq ft

Lot size, sq ft: 9081 sq ft

Year built: 2023

View: Garden, Trees/Woods

SubdivisionName: HLND RANCH/CANYONS PH 6

ListOfficeName: LPT REALTY, LLC **ListAOR:** mfrmls

Location Details

Township: 22S

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Covered

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

Fireplace Features: Electric

Attached Garage YN: Yes

Exterior Features: Lighting, Outdoor Kitchen, Rain Gutters

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Disposal, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Tankless Water Heater, Water Filtration System

Laundry Features: Electric Dryer Hookup, Gas Dryer Hookup

Pool Private YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

View: Garden, Trees/Woods

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped

Property Details

Subdivision Name: HLND RANCH/CANYONS PH 6

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Parcel Number: 15-22-26-0166-000-02500

Direction Faces: Northwest

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Community Features: Clubhouse, Dog Park, Irrigation-Reclaimed Water, Playground, Pool

Association Fee: 342

Association Fee Includes: Pool



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$11,146

Tax Legal Description: HIGHLAND RANCH THE CANYONS PHASE 6 PB 74 PG 49-57 LOT 25 ORB 6125 PG 1618

Tax Lot: 25

Green Building Info

Green Sustainability: Conserving Methods

Green Energy Generation: Solar

Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Clubhouse, Dog Park, Irrigation-Reclaimed Water, Playground, Pool

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

Features: Ceiling Fans(s), Electric, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Lighting, Outdoor Kitchen, Rain Gutters

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Disposal, Exhaust Fan, Gas Water Heater, Microwave, Range Hood, Tankless Water Heater, Water Filtration System

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Smart Locks, Smart Lights, Smart Thermostat

Showing Requirements: Text List Agent, ShowingTime

Occupant Type: Vacant

Other Structures: Outdoor Kitchen



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