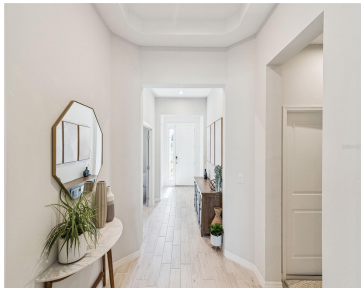


2174 RIDGE POINTE LANE CLERMONT FL 34715

https://candiscarmichael.com



Welcome to this beautifully maintained, modern home in the sought after Canyons at Highland Ranch community in the heart of Minneola! Thoughtfully upgraded, this residence offers stylish finishes, functional spaces, contemporary finishes, and the perfect layout for everyday living and entertaining. Step inside to an inviting open-concept design highlighted by glass sliders that fully open, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2399 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6360773



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: https://youtu.be/Tbj_azgQmns

Basics

Bathrooms Full: 3	Date added: Added 21 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 4 beds	Bathrooms: 3 baths
Half baths: 0 half baths	Floors: 1 floor
Area, sq ft: 2399 sq ft	Lot size, sq ft: 6500 sq ft
Year built: 2022	SubdivisionName: HLND RANCH/CANYONS PH 6
ListOfficeName: EXP REALTY LLC	GarageSpaces: 2
ListAOR: mfrmls	

Location Details

Township: 22S	Road Surface Type: Asphalt
Elementary School: Grassy Lake Elementary	Middle Or Junior School: East Ridge Middle
High School: Lake Minneola High	

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Dry Bar, Open Floorplan, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk

Roof: Shingle

Window Features: Window Treatments

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Landscaped, Sidewalk, Paved

Appliances: Built-In Oven, Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator

Laundry Features: Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Fencing: Fenced, Other

Security Features: Security System, Smoke Detector(s)

Utilities: Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: HLND RANCH/CANYONS PH 6

Levels: One

Number Of Lots: 1

Construction Materials: Block, Concrete, Stucco

Property Condition: Completed

Parcel Number: 15-22-26-0166-000-08300

Direction Faces: South

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Park, Playground, Pool, Recreation Facilities, Spa/Hot Tub, Trail(s)

Association Fee: 413

Association Fee Includes: Pool, Management, Recreational Facilities

Community Features: Deed Restrictions, Park, Playground, Pool, Sidewalks

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$7,132

Tax Legal Description: HIGHLAND RANCH THE CANYONS PHASE 6 PB 74 PG 49-57 LOT 83 ORB 6056 PG 2045

Tax Lot: 83

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	18x17	First	17	18
Living Room	19x14	First	14	19
Den	12x12	First	12	12
Primary Bedroom	18x13	First	13	18
Bedroom 2	12x11	First	11	12
Bedroom 3	11x13	First	13	11
Bedroom 4	11x10	First	10	11
Foyer	5x6	First	6	5
Laundry	6x6	First	6	6
Dining Room	18x9	First	9	18

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System, Smoke Detector(s)

WindowFeatures: Window Treatments

Utilities: Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

Amenities: Built-In Oven, Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Park, Playground, Pool, Sidewalks

ExteriorFeatures: Lighting, Sidewalk

Features: Built-in Features, Ceiling Fans(s), Dry Bar, Open Floorplan, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Owner



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