

2196 CEDAR SPRINGS WAY CLERMONT FL 34715
<https://candiscarmichael.com>



Luxury Home in Clermont with Stunning Views for sale! Beautiful new black iron fence in the backyard. This delightful home, situated on a premium oversized lot, boasts amazing views of conservation areas and a lake, offering plenty of privacy as it is far from neighboring homes. Located in Clermont, one of Florida’s highest-altitude communities, this [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4712 sq ft

Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRO6358016



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6358016>

Basics

Bathrooms Full: 3

Date added: Added 24 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 11707 sq ft

SubdivisionName: HLND RANCH/CANYONS PH 6

GarageSpaces: 3

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 1 half bath

Area, sq ft: 4712 sq ft

Year built: 2022

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 22S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, L Dining, Open Floorplan, Walk-In Closet(s), Window Treatments

Flooring: Tile

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Fencing: Vinyl

Window Features: Shades

Water Source: Public

Cooling: Central Air

Appliances: Dishwasher, Microwave, Range, Range Hood, Refrigerator, Trash Compactor, Washer

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters, Sliding Doors, Sprinkler Metered

Roof: Shingle

Utilities: Cable Available

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: HLND RANCH/CANYONS PH 6 **Parcel Number:** 15-22-26-0166-000-15200

Levels: Two

Direction Faces: Northwest

Foundation Details: Slab

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee: 373

Association Fee Frequency: Quarterly

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$8,610

Tax Legal Description: HIGHLAND RANCH THE CANYONS PHASE 6 PB 74 PG 49-57 LOT 152 ORB 6053 PG 161 **Tax Lot:** 152



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Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	18.5x13	First	13	18.5
Kitchen	18x10	First	10	18
Great Room	21x5	First	5	21
Loft	14x26	Second	26	14
Laundry	95x8	Second	8	95
Media Room	12x12	Second	12	12
Additional Bedroom	14.5x12	Second	12	14.5
Bathroom 2	12x12.25	Second	12.25	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: Shades

Utilities: Cable Available

Amenities: Dishwasher, Microwave, Range, Range Hood, Refrigerator, Trash compactor, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters, Sliding Doors, Sprinkler Metered

Features: Ceiling Fans(s), High Ceilings, L Dining, Open Floorplan, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Driveway

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice



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