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
- Residentia
- Single Family Residence
- Active
- 4712 sq ft

Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRO6358016



Call us now

Phone: 727-888-3292



Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/06358016

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 Tax Lot: 152

6 PB 74 PG 49-57 LOT 152 ORB 6053 PG 161





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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 Heating: Central, Electric

Exterior material: Block **Roof:** Shingle

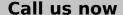
Parking: Driveway

Miscellaneous

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Equipment Showing Requirements: 24 Hour Notice





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