

# 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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

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

## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



## 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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**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:** Vacant

**Showing Requirements:** Call Before Showing



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

