

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



Description

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

Basics

Bathrooms Full: 3

Date added: Added 10 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



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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: Combination Lock Box, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE