

2252 CROSSBOW STREET CLERMONT FL 34715

https://candiscarmichael.com



MOTIVATED SELLER Price Reduction !!! Plus contributing \$5,000 toward buyer's closing costs and will entertain all offers! Welcome to this stunning 5-bedroom, 4-bath home in the desirable Hills of Minneola. Built in 2023, this nearly new residence sits on the largest fully fenced corner lot in the community, perched high on a hill with scenic [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3508 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5137256



Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5137256>

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## Basics

<b>Bathrooms Full:</b> 4	<b>Date added:</b> Added 4 hours ago
<b>Category:</b> Single Family Residence	<b>Type:</b> Residential
<b>Bedrooms:</b> 5 beds	<b>Bathrooms:</b> 4 baths
<b>Half baths:</b> 0 half baths	<b>Floors:</b> 2 floors
<b>Area, sq ft:</b> 3508 sq ft	<b>Lot size, sq ft:</b> 7429 sq ft
<b>Year built:</b> 2023	<b>SubdivisionName:</b> VILLAGES/MINNEOLA HILLS PH 1A
<b>ListOfficeName:</b> LPT REALTY, LLC	<b>GarageSpaces:</b> 2
<b>ListAOR:</b> mfrmls	

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## Location Details

<b>Township:</b> 21S	<b>Road Surface Type:</b> Asphalt
<b>Elementary School:</b> Astatula Elem	<b>Middle Or Junior School:</b> East Ridge Middle
<b>High School:</b> Lake Minneola High	

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Sprinkler Meter, Underground Utilities, Water Available

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Common Area, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** VILLAGES/MINNEOLA HILLS PH 1A

**Levels:** Two

**Builder Name:** Meritage Homes

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

**Parcel Number:** 32-21-26-0010-000-31200

**Direction Faces:** Southwest

**Foundation Details:** Block, Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 150

**Community Features:** Street Lights

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$10,428

**Tax Other Annual Assessment Amount:** 1707

**Tax Legal Description:** VILLAGES AT MINNEOLA HILLS  
PHASE 1A PB 75 PG 33-47 LOT 312 ORB 6101 PG 1987

**Tax Lot:** 312

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	11x12	First	12	11
Dining Room	13x11	First	11	13
Game Room	15x19	First	19	15
Dinette	10x12	First	12	10
Kitchen	16x13	First	13	16
Loft	15x19	Second	19	15
Primary Bedroom	15x19	Second	19	15
Bathroom 2	12x12	Second	12	12
Bathroom 3	12x14	Second	14	12
Bathroom 4	12x14	Second	14	12
Bathroom 5	11x13	First	13	11
Laundry	14x6	Second	6	14

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Street Lights

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Sprinkler Meter, Underground Utilities, Water Available

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** 24 Hour Notice, Call Listing Agent, Lock Box Coded



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