#### 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
- Residentia
- Single Family Residence
- Active
- 3508 sq ft



### **Courtesy of**

**Listing Office:** LPT REALTY, LLC **Office ID:** MFR261016803

Status: Active MLS ID: MFRS5137256



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## **Description**

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

#### **Basics**

Bathrooms Full: 4 Date added: Added 4 hours ago

Category: Single Family Residence Type: Residential

**Bedrooms: 5** beds **Bathrooms: 4** baths

**Half baths: 0** half baths **Floors: 2** floors

Area, sq ft: 3508 sq ft Lot size, sq ft: 7429 sq ft

Year built: 2023 SubdivisionName: VILLAGES/MINNEOLA HILLS PH 1A

ListOfficeName: LPT REALTY, LLC GarageSpaces: 2

ListAOR: mfrmls

#### **Location Details**

Township: 21S Road Surface Type: Asphalt

Elementary School: Astatula Elem Middle Or Junior School: East Ridge Middle

High School: Lake Minneola High

## **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

## **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

### **Association Information**

Association YN: Yes Association Fee: 150

**Association Fee Frequency:** Annually **Community Features:** Street Lights

### Fees&Taxes



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Tax Year: 2024

**Tax Other Annual Assessment** 

**Amount:** 1707

**Tax Lot:** 312

Tax Annual Amount: \$10,428

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

### 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

## **Building Details**

**NewConstructionYN: No Heating:** Central

Exterior material: Block, Stucco Roof: Shingle

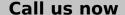
#### **Miscellaneous**

Ownership: Fee Simple **Occupant Type:** 

Vacant

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





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