

2265 CALVERT COURT CLERMONT FL 34711

<https://candiscarmichael.com>



\$449,900



Welcome to 55+ Kings Ridge! This rare St James model is located in a quiet cul de sac and has fantastic views over the golf course. You must come and view the extra large back screen enclosure where you can enjoy the great views of the golf course. This makes for a party waiting to [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2031 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRG5113837



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5113837>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2031 sq ft

Year built: 2004

SubdivisionName: KINGS RIDGE

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 9778 sq ft

View: Golf Course

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 23S

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Wood

Patio And Porch Features: Patio, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Fire Pit, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Security Features: Gated Community, Security System Owned, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Drapes, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

View: Golf Course

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Cul-De-Sac, City Limits, Near Golf Course, On Golf Course, Paved, Private

Property Details

Subdivision Name: KINGS RIDGE

Levels: One

Builder Name: LENNAR

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 04-23-26-0755-000-21300

Direction Faces: North

Builder Model: ST JAMES

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Racquetball, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions, Wheelchair Access

Association Fee: 271

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Pool, Racquetball, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$3,601

Tax Legal Description: CLERMONT HIGHGATE AT KINGS RIDGE
PHASE II SUB LOT 213 PB 46 PGS 34-36 ORB 4717 PG 627 ORB 4941
PG 1847 ORB 4943 PG 113

Tax Lot: 213

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Rooms



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| Room type | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Kitchen | 11x12 | First | 12 | 11 |
| Great Room | 23x29 | First | 29 | 23 |
| Primary Bathroom | 13x9 | First | | |
| Primary Bedroom | 16x13 | First | 13 | 16 |
| Bedroom 2 | 13x11 | First | 11 | 13 |
| Bedroom 3 | 14x10 | First | 10 | 14 |
| Dinette | 15x11 | First | 11 | 15 |
| Balcony/Porch/Lanai | 19x9 | First | 9 | 19 |

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Pool, Racquetball, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

ExteriorFeatures: Fire Pit, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Fire Pit, Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Before Showing, Lockbox, See Remarks, ShowingTime



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