

# 2295 GARDEN BELLE DRIVE CLERMONT FL 34711

<https://candiscarmichael.com>



Well-Maintained Modern Townhome For Sale in Waterbrooke - One of Clermont's most desirable neighborhoods. One of the best-designed townhomes in Waterbrooke. Lots of Builder Upgrades, including Quartz Countertops with a waterfall peninsula island and Gray Cabinets in the kitchen, plus Stainless Steel Appliances. Luxury Vinyl Plank Floors throughout the downstairs. Fully tiled walk-in shower with [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1685 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6399127



### 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/O6399127>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1685 sq ft

**Year built:** 2022

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2176 sq ft

**SubdivisionName:** WATERBROOKE

**GarageSpaces:** 2

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## Location Details

**Township:** 22

**Elementary School:** Lost Lake Elem

**High School:** East Ridge High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Windy Hill Middle

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl, Tile

**Patio And Porch Features:** Front Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** None

**Heating:** Central, Electric

**Lot Features:** City Limits, Paved

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

**Laundry Features:** Inside, Laundry Room, Upper Level

**Parking Features:** Driveway, Garage Faces Rear, On Street

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WATERBROOKE

**Levels:** Two

**Foundation Details:** Slab, Stem Wall

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

**Parcel Number:** 27-22-26-0203-000-54200

**Direction Faces:** Northeast

**Construction Materials:** Block, Concrete

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Park, Playground, Pool, Trail(s)

**Association Fee:** 291

**Association Fee Includes:** Pool, Maintenance Structure, Recreational Facilities

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,843

**Tax Legal Description:** WATERBROOKE PHASE 3 PB 73 PG  
1-15 LOT 542 ORB 6006 PG 1877

**Tax Lot:** 54200

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## Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	Second
Primary Bathroom	Second
Loft	Second
Bathroom 2	Second
Bedroom 2	Second
Bedroom 3	Second

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Park, Playground, Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Parking:** Driveway, Garage Faces Rear, On-street

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Tenant

**Showing Requirements:** 24 Hour Notice, Call Before Showing, Call Listing Agent, Lock Box Electronic, See Remarks, ShowingTime



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