

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



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6399127>

Basics

Bathrooms Full: 2

Date added: Added 2 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

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

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

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

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

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

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

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete

Parking: Driveway, Garage Faces Rear, On-street

Heating: Central, Electric

Roof: Shingle

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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