

# 2308 TWICKINGHAM COURT CLERMONT FL 34711

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Want a large front porch to sit and relax and enjoy your neighbors. Here it is! A popular St Clair model with 1879 heated SF, 3 BD/2 BA with a 2 car garage. Great curb appeal with the paver brick drive and walk way. Newer luxury vinyl [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1892 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRG5110559



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5110559>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1892 sq ft

**Year built:** 1998

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6077 sq ft

**SubdivisionName:** KINGS RIDGE

**GarageSpaces:** 2

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## Location Details

**Township:** 23S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl, Tile

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Sliding Doors

**Security Features:** Gated Community, Smoke Detector(s)

**Architectural Style:** Florida

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** City Limits, Landscaped, Near Golf Course, Paved

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

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

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds, Window Treatments

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** KINGS RIDGE

**Levels:** One

**Builder Name:** LENNAR

**Foundation Details:** Slab

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

**Parcel Number:** 04-23-26-2305-000-60600

**Direction Faces:** South

**Builder Model:** ST CLAIR

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee:** 270

**Association Fee Frequency:**  
Monthly

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

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

**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, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$2,166

**Tax Legal Description:** CLERMONT WELLINGTON AT KINGS RIDGE PHASE II LOT 606 PB 40 PGS 23-24 ORB 1658 PG 1953 **Tax Lot:** 606

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## Green Building Info

**Green Water Conservation:** Irrigation-Reclaimed Water

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	14x12	First	12	14
Family Room	16x16	First	16	16
Dining Room	10x13	First	13	10
Living Room	12x13	First	13	12
Primary Bedroom	13x16	First	16	13
Primary Bathroom		First		
Bedroom 2	12x14	First	14	12
Bedroom 3	15x11	First	11	15
Balcony/Porch/Lanai	29x8	First	8	29

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds, Window Treatments

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

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

**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, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Lighting, Private Mailbox, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Combination Lock Box, ShowingTime



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