

2361 PRAIRIE DUNES CLERMONT FL 34711

https://candiscarmichael.com



PRICED TO SELL. AC has been REPLACED. ROOF will be REPLACED at closing with acceptable offer. Step into a life of sun-drenched tranquility in the coveted, gates-secured Summit Greens golf course community. Designed for effortless flow and elegant comfort, this residence welcomes you with soaring vaulted ceilings that amplify the natural light dancing across the [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1565 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Status: Active

Office ID: MFR261019292

MLS ID: MFRO6422679



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 6133 sq ft

SubdivisionName: CLERMONT SUMMIT GREENS
PH 02D LT 01 BEING

GarageSpaces: 1

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1565 sq ft

Year built: 2004

ListOfficeName: MARK SPAIN REAL
ESTATE

ListAOR: mfrmls

Location Details

Township: 22S

Road Surface Type: Asphalt

Elementary School: Grassy Lake Elementary **Middle Or Junior School:** East Ridge Middle

High School: Lake Minneola High

Property Features

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s)

Flooring: Carpet, Epoxy, Tile, Vinyl

Patio And Porch Features: Screened

Attached Garage YN: Yes

Pets Allowed: Yes

Architectural Style: Patio Home

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Near Golf Course

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 1

Roof: Shingle

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable



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Property Details

Subdivision Name: CLERMONT SUMMIT GREENS
PH 02D LT 01 BEING

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 16-22-26-1918-000-11200

Direction Faces: Southwest

Construction Materials: Frame

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 421

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

Community Features: Association Recreation - Owned, Buyer Approval Required, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$4,148

Tax Legal Description: SUMMIT GREENS PHASE 2D PB 50 PG
70-76 LOT 112 ORB 6075 PG 1812

Tax Lot: 112

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15x15.2	First	15.2	15
Dining Room	10x11.8	First	11.8	10
Kitchen	11x9.1	First	9.1	11
Primary Bedroom	13.4x13.6	First	13.6	13.4
Bedroom 2	11x11	First	11	11
Primary Bathroom	6x11	First	11	6
Balcony/Porch/Lanai	25.4x10	First	10	25.4
Dinette	8.8x7.6	First	7.6	8.8
Den	13.4x10	First	10	13.4

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s)

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer

Building Details

ArchitecturalStyle: Patio Home

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Frame

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Call Before Showing, Combination Lock Box, Lockbox



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