

# 2535 NEW CASTLE COURT CLERMONT FL 34711

<https://candiscarmichael.com>



**\$385,000**



New Price improvement !! Fantastic view off the back of this St Clair model located in a small cul de sac. in 55+ gated golf community of Kings Ridge. Home built in 2005 and has 1930 heated Sf with 3 BD/2 BA and an expanded 2 car garage. Enjoy the large front porch where you [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1930 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRG5105216



### Call us now

Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 9060 sq ft

**View:** Golf Course

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1930 sq ft

**Year built:** 2005

**SubdivisionName:** KINGS RIDGE

**GarageSpaces:** 2

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## Location Details

**Township:** 23

**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, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** 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, Oversized

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Window Features:** Blinds, Drapes, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, 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, Landscaped, Level, Near Golf Course, On Golf Course, Oversized Lot, Paved, Private

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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:** 04-23-26-0755-000-28300

**Direction Faces:** North

**Builder Model:** ST CLAIR

**Construction Materials:** Block, Stucco

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## 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, Handicap Modified, Pickleball Court(s), Pool, 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, 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, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,544

**Tax Legal Description:** HIGHGATE AT KINGS RIDGE PHASE II  
SUB LOT 283 PB 46 PGS 34-36

**Tax Lot:** 283

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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
Living Room	12x12	First	12	12
Primary Bedroom	13x16	First	16	13
Bedroom 2	12x14	First	14	12
Family Room	16x16	First	16	16
Dining Room	10x13	First	13	10
Den	15x11	First	11	15

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## 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, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, 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, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

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

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

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## Building Details

**ArchitecturalStyle:** Florida

**NewConstructionYN:** No

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

**Exterior material:** Block, Stucco

**Roof:** Shingle

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

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Before Showing, Lock Box Electronic, See Remarks, ShowingTime



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