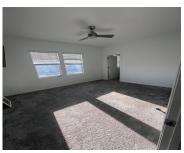
#### **2653 RUNNERS CIRCLE CLERMONT FL 34714**

https://candiscarmichael.com









24 Hour Notice, Appointment Only, See Remarks

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3364 sq ft



## **Courtesy of**

**Listing Office:** EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRS5139201



#### Call us now

Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/S5139201

### **Basics**

Bathrooms Full: 3 Date added: Added 10 hours ago

Category: Single Family Residence Type: Residential

Bedrooms: 5 beds Bathrooms: 3 baths

Half baths: 0 half baths Area, sq ft: 3364 sq ft

**Lot size, sq ft: 11248** sq ft **Year built:** 2024

SubdivisionName: WELLNESS RDG PH 1-A ListOfficeName: EXP REALTY LLC

GarageSpaces: 3 ListAOR: mfrmls

#### **Location Details**

Township: 23 Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road Elementary School: Sawgrass bay

Elementary

Middle Or Junior School: Windy Hill Middle High School: East Ridge High

## **Property Features**





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**Interior Features:** Ceiling Fans(s), PrimaryBedroom Upstairs, Smart Home, Stone Counters, Thermostat, Walk-In

Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

Pool Private YN: Yes

Fireplace YN: Yes

Laundry Features: Inside

Pool Features: In Ground, Self Cleaning

Fireplace Features: Family Room, Primary

Appliances: Cooktop, Dishwasher, Disposal,

Refrigerator, Washer, Water Filtration System

Dryer, Electric Water Heater, Microwave, Range,

Bedroom

Parking Features: Driveway, Garage Door

Opener

Garage YN: Yes

**Attached Garage YN:** Yes **Garage Spaces:** 3

Pets Allowed: Cats OK, Dogs OK Exterior Features: Rain Gutters, Sidewalk

**Roof:** Shingle Security Features: Fire Alarm

Window Features: Blinds Utilities: Cable Available, Cable Connected,

Electricity Available, Electricity Connected, Public

Water Source: Public Sewer: Public Sewer

**Cooling:** Central Air **Heating:** Central

**Furnished:** Unfurnished **Lot Features:** Paved, Private

### **Property Details**

Subdivision Name: WELLNESS RDG PH 1-A Parcel Number: 22-23-26-0010-000-09000

Levels: Two Direction Faces: East

Foundation Details: Slab Construction Materials: Block, Stucco

**Listing Terms:** Assumable, Cash, Conventional, **Property Condition:** Completed

FHA, VA Loan

### **Association Information**

**Association YN:** Yes **Association Fee:** 172

**Association Fee Frequency:** Association Fee Includes: Pool, Escrow Reserves Fund,

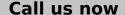
Maintenance Grounds, Recreational Facilities

**Association Amenities:** Fitness **Community Features:** Fitness Center, No

Center Truck/RV/Motorcycle Parking



Monthly



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#### Fees&Taxes

**Tax Year: 2025** 

**Tax Other Annual Assessment** 

**Amount:** 2414

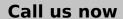
**Tax Lot: 90** 

Tax Annual Amount: \$2,455

**Tax Legal Description:** WELLNESS RIDGE PHASE 1-A PB 78 PG 53-64 LOT 90 ORB 6336 PG 2232

### **Rooms**





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Room type	Dimensions	Level	Length	Width
Great Room	11x18	First	18	11
Kitchen	11x13	First	13	11
Primary Bedroom	19x14	Second	14	19
Dining Room	11x11	First	11	11
Office	12x12	First	12	12
Bedroom 5	11x11	First	11	11
Game Room	12x17	Second	17	12
Bedroom 2	12x14	Second	14	12
Bedroom 3	14x11	Second	11	14
Bedroom 4	11x13	Second	13	11

# **Amenities & Features**





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Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: Yes

**Security Features:** Fire Alarm

WindowFeatures: Blinds

PoolFeatures: In Ground, Self Cleaning

**Features:** Ceiling Fans(s), Family Room, Primary Bedroom, PrimaryBedroom Upstairs, Smart Home, Stone Counters,

Thermostat, Walk-In Closet(s)

GarageYN: Yes
FireplaceYN: Yes
Cooling: Central Air

CommunityFeatures: Fitness Center, No

Truck/RV/Motorcycle Parking

**ExteriorFeatures:** Rain Gutters, Sidewalk

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public

Amenities: Cooktop, Dishwasher, Disposal, Dryer,

Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

### **Building Details**

NewConstructionYN: No Heating: Central

**Exterior material:** Block, Stucco **Roof:** Shingle

Parking: Driveway, Garage Door Opener

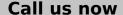
#### **Miscellaneous**

Ownership: Co-op Home Warranty YN: Yes

Occupant Type: Vacant Other Structures: Gazebo

**Showing Requirements:** Combination Lock Box





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