

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

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5139201



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

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

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 11248 sq ft

**SubdivisionName:** WELLNESS RDG PH 1-A

**GarageSpaces:** 3

**Date added:** Added 10 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 3364 sq ft

**Year built:** 2024

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 23

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Windy Hill Middle

**Road Surface Type:** Asphalt

**Elementary School:** Sawgrass bay Elementary

**High School:** East Ridge High

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## Property Features



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

**Flooring:** Carpet, Luxury Vinyl, Tile

**Pool Private YN:** Yes

**Fireplace YN:** Yes

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

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

**Laundry Features:** Inside

**Pool Features:** In Ground, Self Cleaning

**Fireplace Features:** Family Room, Primary Bedroom

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Rain Gutters, Sidewalk

**Security Features:** Fire Alarm

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

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Paved, Private

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## Property Details

**Subdivision Name:** WELLNESS RDG PH 1-A

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 22-23-26-0010-000-09000

**Direction Faces:** East

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Fitness Center

**Association Fee:** 172

**Association Fee Includes:** Pool, Escrow Reserves Fund, Maintenance Grounds, Recreational Facilities

**Community Features:** Fitness Center, No Truck/RV/Motorcycle Parking



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,455

**Tax Other Annual Assessment Amount:** 2414

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

**Tax Lot:** 90

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## 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Co-op

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box

**Home Warranty YN:** Yes

**Other Structures:** Gazebo



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