

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



Description

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

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 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 3364 sq ft

Year built: 2024

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

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

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

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

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

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

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Co-op

Occupant Type: Vacant

Showing Requirements: Combination Lock Box

Home Warranty YN: Yes

Other Structures: Gazebo



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