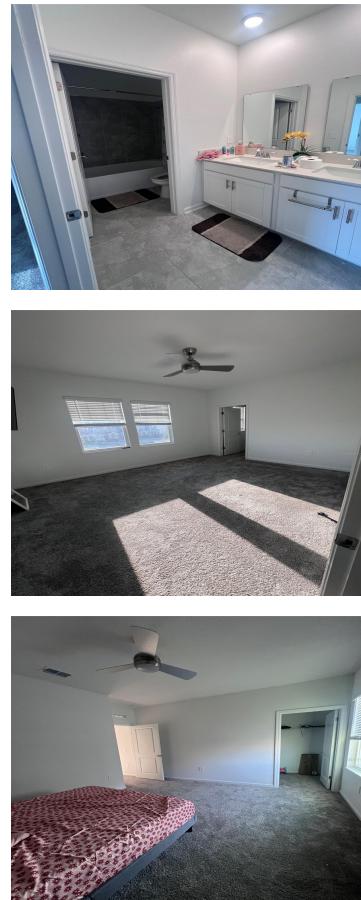


2653 RUNNERS CIRCLE CLERMONT FL 34714

<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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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 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), 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: 172

Association Fee Frequency: Monthly

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

Association Amenities: Fitness Center

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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