

2707 RUNNERS CIRCLE CLERMONT FL 34714

https://candiscarmichael.com



Welcome to this beautifully maintained home in the sought-after community of Wellness Ridge, right off the new Wellness Way interchange between Lake and Orange Counties! This ideal location provides ease of access to theme parks, Horizon West, Southern Hills Farm (for those fresh strawberries and pumpkins!), the new Clermont-based Olympus Village currently under construction and [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2355 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6428440



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://www.zillow.com/view-imx/5f6ee9d8-5017-4648-965c-c997339b6940?initialViewType=pano>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 5144 sq ft

SubdivisionName: WELLNESS RDG PH 1-A

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 2355 sq ft

Year built: 2024

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 23S

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road **Elementary School:** Sawgrass bay Elementary

Middle Or Junior School: Windy Hill Middle

Property Features



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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Rear Porch

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Yard

Roof: Shingle

Utilities: BB/HS Internet Available, Electricity Connected, Public, Water Connected

Sewer: Public Sewer

Heating: Electric

Property Details

Subdivision Name: WELLNESS RDG PH 1-A **Parcel Number:** 22-23-26-0010-000-08100

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Direction Faces: South

Construction Materials: Block, Stucco, Vinyl Siding

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Clubhouse, Fitness Center, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

Association Fee: 192

Association Fee Includes: Pool, Internet, Maintenance Grounds, Other, Recreational Facilities

Community Features: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Playground, Pool



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,164

Tax Other Annual Assessment Amount: 1964

Tax Legal Description: WELLNESS RIDGE PHASE 1-A
PB 78 PG 53-64 LOT 81 ORB 6275 PG 1662

Tax Lot: 81

Rooms



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Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	Second
Bathroom 3	First
Bedroom 4	Second
Bedroom 5	Second
Bathroom 2	Second
Dining Room	First
Kitchen	First
Laundry	First
Living Room	First
Loft	Second
Bedroom 3	Second

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Playground, Pool

ExteriorFeatures: Private Yard

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: BB/HS Internet Available, Electricity Connected, Public, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco, Vinyl Siding

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Private Yard

Showing Requirements: Appointment Only, Lock Box Electronic, ShowingTime



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