#### 2771 CEDARIDGE CIRCLE CLERMONT FL 34711

https://candiscarmichael.com



Short Sale. Nestled in a quiet, gated community in the scenic hills of Clermont, this beautifully updated 3-bedroom, 2-bath home, plus a spacious office, is perfect for those seeking a peaceful and relaxed lifestyle. The home boasts brand new vinyl flooring throughout, along with fresh interior paint that gives it a bright, modern feel. Step [...]

- 3 beds
- 2 baths



## **Courtesy of**

Listing Office: WEICHERT REALTORS EXCLUSIVE PROPERTIES **Office ID:** MFR261558480

Status: Active MLS ID: MFRTB8446421



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Phone: 727-888-3292



#### **Basics**

**Bathrooms Full: 2** 

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

**Area, sq ft: 1618** sq ft

Year built: 2001

**ListOfficeName:** WEICHERT REALTORS EXCLUSIVE **GarageSpaces:** 2

**PROPERTIES** 

ListAOR: mfrmls

Date added: Added 14 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 8248 sq ft

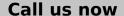
SubdivisionName: HILLS CLERMONT PH 02

#### **Location Details**

Township: 22S Road Surface Type: Asphalt

## **Property Features**





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Interior Features: Ceiling Fans(s), Vaulted

Ceiling(s), Walk-In Closet(s)

Patio And Porch Features: Enclosed, Rear

Porch

Fireplace Features: Electric

Flooring: Tile, Vinyl

Garage YN: Yes
Garage Spaces: 2

**Exterior Features: Sidewalk** 

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Water

Connected

Sewer: Public Sewer

**Heating:** Central

**Appliances:** Dryer, Refrigerator, Washer

Laundry Features: Laundry Room

Fireplace YN: Yes

Parking Features: Driveway, Garage Door

Opener

**Attached Garage YN:** Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Lot Features: Sidewalk, Street Dead-End,

Paved

### **Property Details**

Levels: One Direction Faces: West

Foundation Details: Slab Construction Materials: Block

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

### **Association Information**

**Association YN:** Yes **Association Fee:** 400

**Association Fee Frequency:** Annually **Community Features:** Gated Community - No

Guard, Sidewalks

### Fees&Taxes



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Tax Year: 2024 Tax Annual Amount:

\$3,494

Tax Legal Description: CLERMONT HILLS OF CLERMONT PHASE

TWO SUB LOT 243 PB 44 PGS 27-28 ORB 6002 PG 683

**Tax Lot:** 243

#### Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x12	First	12	15
Bedroom 2	11x10	First	10	11
Bathroom 3	11x10	First	10	11
Office	11x10	First	10	11
Kitchen	13x10	First	10	13
Living Room	15x12	First	12	15

## **Amenities & Features**

Waterfront available: No AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Gated Community - No Guard,

Sidewalks

**Utilities:** BB/HS Internet Available, Cable Available,

Electricity Available, Public, Water Connected

Amenities: Dryer, Refrigerator, Washer

**GarageYN:** Yes

FireplaceYN: Yes

Cooling: Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s), Electric, Vaulted Ceiling(s), Walk-In Closet(s)





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# **Building Details**

NewConstructionYN: No Heating: Central

**Exterior material:** Block **Roof:** Shingle

Parking: Driveway, Garage Door Opener

### **Miscellaneous**

Ownership: Fee Simple
Occupant Type:
Owner

**Showing Requirements:** Appointment Only, Call Listing Agent 2, Call Before Showing, Gate Code Required, Lock Box Electronic, ShowingTime





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