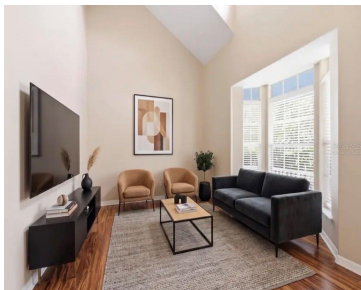
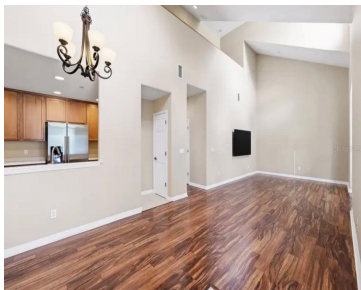


316 NAUTICA MILE DRIVE CLERMONT FL 34711

https://candiscarmichael.com



Virtually Staged. Motivated Seller. Welcome to 316 Nautica Mile Drive, where the Owner’s pride meets an exceptional waterfront lifestyle. Major improvements include a new roof and hot water heater installed in 2022, along with beautiful Pergo flooring throughout the first floor. Nestled in Clermont Yacht Club, Clermont’s premier gated waterfront community, this inviting three-bedroom townhome [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2421 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6423199



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



Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2421 sq ft

Year built: 2006

SubdivisionName: CLERMONT CLERMONT YACHT CLUB
PH 02

GarageSpaces: 2

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 3710 sq ft

View: Trees/Woods

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 22

Road Surface Type: Asphalt, Paved

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Window Treatments

Flooring: Carpet, Luxury Vinyl, Tile

Patio And Porch Features: Covered, Front Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Washer Hookup

Parking Features: Alley Access, Garage Faces Rear, Ground Level

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk, Paved

Property Details

Subdivision Name: CLERMONT CLERMONT YACHT CLUB PH 02 **Parcel Number:** 18-22-26-0076-000-13000

Levels: Two

Direction Faces: West

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 308.7

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Maintenance Grounds

Association Amenities: Clubhouse, Fitness Center, Gated, Pool

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,490

Tax Legal Description: CLERMONT YACHT CLUB PHASE 2 PB 53 PG 5-6 S 4.07 FT OF LOT 130 LOT 131--LESS S 2.06 FT-- ORB 3788 PG 2464 ORB 6028 PG 92

Tax Lot: 130

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x13	First	13	15
Living Room	21x11	First	11	21
Kitchen	11x9	First	9	11
Dinette	9x7	First	7	9
Balcony/Porch/Lanai	29x6	First	6	29
Bathroom 2	13x11	Second	11	13
Bedroom 3	13x11	Second	11	13

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Street Lights

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Alley Access, Garage Faces Rear, Ground Level

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, ShowingTime



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