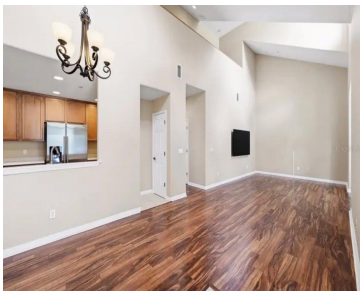
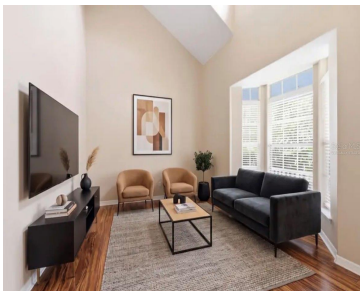
316 NAUTICA MILE DRIVE CLERMONT FL 34711

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

Office ID: MFR261016803

Status: Active

MLS ID: MFRO6423199

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Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Bathrooms Half: 1

Date added: Added 57 minutes ago

Category: Townhouse

Type: Residential

Bedrooms: 3 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Area, sq ft: 2421 sq ft

Lot size, sq ft: 3710 sq ft

Year built: 2006

View: Trees/Woods

SubdivisionName: CLERMONT CLERMONT YACHT CLUB PH 02

ListOfficeName: LPT REALTY, LLC

GarageSpaces: 2

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

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

Flooring: Carpet, Luxury Vinyl, Tile

Laundry Features: Electric Dryer Hookup, Inside, Washer Hookup

Patio And Porch Features: Covered, Front Porch

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

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Cats OK, Dogs OK

Exterior Features: Sidewalk

Roof: Shingle

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

View: Trees/Woods

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

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

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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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