

3168 CANNA LILY PLACE CLERMONT FL 34711
https://candiscarmichael.com



Discover a rare gem in the popular gated community of Waterbrooke, perfectly tucked away on an oversized quarter acre cul-de-sac lot with breathtaking, uninterrupted lake views. Elegance greets you at every turn with stunning architectural craftsmanship, including coffered ceilings, refined crown molding, chair and box molding, custom decorative accent walls, and sleek, modern lighting throughout. [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2914 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6437271



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



Description

Virtual Tour: <https://my.matterport.com/show/?m=ekMkJ8DMbxa>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 11263 sq ft

View: Water

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2914 sq ft

Year built: 2023

SubdivisionName: WATERBROOKE PH 4

GarageSpaces: 3

Location Details

Township: 22S

Road Responsibility: Private Maintained Road

Middle Or Junior School: East Ridge Middle

Road Surface Type: Asphalt

Elementary School: Lost Lake Elem

High School: East Ridge High

Property Features



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Interior Features: Ceiling Fans(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Front Porch, Rear Porch

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters, Sidewalk

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Coastal

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

Laundry Features: Inside, Laundry Room

Parking Features: Driveway, Garage Door Opener, Garage Faces Side, Garage

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Shutters

Utilities: BB/HS Internet Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cul-De-Sac, City Limits, Level, Oversized Lot, Private, Sidewalk, Street Dead-End

Property Details

Subdivision Name: WATERBROOKE PH 4

Levels: Two

Builder Name: Mattamy Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 27-22-26-0204-000-64000

Direction Faces: Southeast

Builder Model: Pensacola

Construction Materials: Block, Cement Siding, Stucco

Association Information



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Association YN: Yes

Association Fee: 130

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Private Road

Association Amenities: Clubhouse,
Fitness Center, Gated, Park,
Playground, Pool

Community Features: Clubhouse, Dog Park, Fitness
Center, Gated Community - No Guard, Golf Carts OK,
Park, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$7,758

Tax Legal Description: WATERBROOKE PHASE 4 PB 75 PG
60-72 LOT 640 ORB 6152 PG 45

Tax Lot: 640

Rooms



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Room type	Dimensions	Level	Length	Width
Foyer		First		
Kitchen		First		
Living Room	20x15	First	15	20
Dining Room	13.1x11.6	First	11.6	13.1
Office	11x11.6	First	11.6	11
Laundry		First		
Primary Bedroom	13.4x16.6	Second	16.6	13.4
Bedroom 2	13.6x11.4	Second	11.4	13.6
Bedroom 3	13.4x11.4	Second	11.4	13.4
Bedroom 4	11.5x12	Second	12	11.5
Primary Bathroom		Second		
Bathroom 2		Second		
Bathroom 3		First		
Loft	19.4x15.1	Second	15.1	19.4
Balcony/Porch/Lanai	40x10	First	10	40



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Shutters

Utilities: BB/HS Internet Available, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

ArchitecturalStyle: Coastal **NewConstructionYN:** No

Heating: Central, Electric

Exterior material: Block, Cement Siding, Stucco

Roof: Shingle

Parking: Driveway, Garage, Garage Door Opener, Garage Faces Side

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Sentri Lock Box, Appointment Only, See Remarks, ShowingTime



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