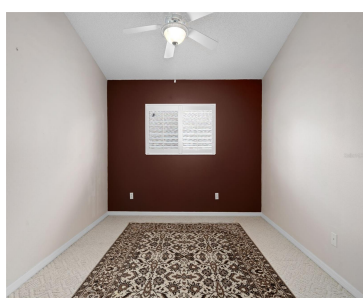
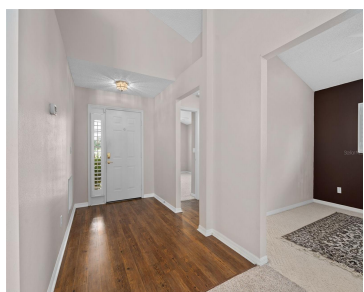
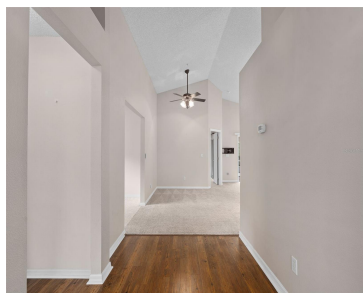


3525 ROLLINGBROOK STREET CLERMONT FL 34711

<https://candiscarmichael.com>



Welcome to this beautifully updated 2-bedroom, 2-bath home with a 2-car garage located in the highly sought-after Aberdeen neighborhood within Kings Ridge, Clermont's premier 55+ gated golf community. Offering 1,548 square feet of living space, this move-in-ready residence combines comfort, style, and the ultimate Florida lifestyle. Step inside to discover an open floor plan with [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1548 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRG5112527



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5112527>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1548 sq ft

Year built: 2001

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5050 sq ft

SubdivisionName: KINGS RIDGE

GarageSpaces: 2

Location Details

Township: 23S

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Laminate

Patio And Porch Features: Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox, Rain Gutters, Sliding Doors

Security Features: Gated Community, Security System Owned, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Gentle Sloping, City Limits, Landscaped, Near Golf Course, On Golf Course, Sloped, Paved

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

Laundry Features: Electric Dryer Hookup, In Kitchen, Inside, Laundry Closet, Washer Hookup

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: KINGS RIDGE

Levels: One

Direction Faces: Northwest

Builder Model: Canterbury

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 04-23-26-0100-000-05700

Property Attached YN: Yes

Builder Name: Lennar

Number Of Lots: 1

Construction Materials: Block, Stucco

Property Condition: Completed



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Association Information

Association YN: Yes

Association Fee: 220

Association Fee Frequency:
Monthly

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Handicap Modified, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions, Wheelchair Access

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount:
\$2,713

Tax Legal Description: KINGS RIDGE PHASE I SUB LOT 57 PB 44 PGS 69-70 ORB 5157 PG 956

Tax Lot: 57

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x13	First	13	15
Bedroom 2		First		1114
Great Room	16x13	First	13	16
Kitchen	11x18	First	18	11
Den	11x11	First	11	11
Dining Room	7x7	First	7	7
Primary Bathroom	7x10	First	10	7
Florida Room		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

ExteriorFeatures: Private Mailbox, Rain Gutters, Sliding Doors

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Combination Lock Box, Lockbox - Other, See Remarks, ShowingTime



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