

# 3572 CAPLAND AVENUE CLERMONT FL 34711

<https://candiscarmichael.com>



Price just dropped \$20,000. Elevated Views, Oversized Lot & Peaceful Golf Course Setting in Kings Ridge ( a 55+ gated golf community.) Welcome to one of the most uniquely positioned homes in Kings Ridge—set on a premium oversized lot in one of the community’s highest elevations, offering peaceful views of the golf course just beyond [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1745 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRG5101649



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 12760 sq ft

**View:** Golf Course, Water

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1745 sq ft

**Year built:** 2003

**SubdivisionName:** KINGS RIDGE

**GarageSpaces:** 2

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## Location Details

**Township:** 23

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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

**Flooring:** Carpet, Tile, Vinyl

**Patio And Porch Features:** Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Awning(s), Lighting, Private Mailbox, Rain Gutters, Sliding Doors

**Security Features:** Gated Community, Security System

**Architectural Style:** Florida

**Vegetation:** Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Corner Lot, City Limits, Landscaped, Near Golf Course, On Golf Course, Oversized Lot, Paved, Private

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

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, 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

**View:** Golf Course, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

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## Property Details

**Subdivision Name:** KINGS RIDGE

**Levels:** One

**Builder Name:** LENNAR

**Foundation Details:** Slab

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

**Parcel Number:** 04-23-26-1935-000-07200

**Direction Faces:** North

**Builder Model:** OXFORD

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Monthly

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

**Association Fee:** 245

**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

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

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$2,200

**Tax Legal Description:** CLERMONT SUSSEX AT KINGS RIDGE  
SUB LOT 72 PB 46 PGS 17-18

**Tax Lot:** 72

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## Green Building Info

**Green Water Conservation:** Irrigation-Reclaimed Water

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	12x15	First	15	12
Living Room	16x13	First	13	16
Primary Bedroom	13x16	First	16	13
Bedroom 2	10x12	First	12	10
Den	10x12	First	12	10
Family Room	16x15	First	15	16
Primary Bathroom	16x14	First		
Balcony/Porch/Lanai	17x8	First	8	17

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security System

**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, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Awning(s), Lighting, Private Mailbox, Rain Gutters, Sliding Doors

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

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Listing Agent Must Accompany, See Remarks, ShowingTime



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