

# 3596 KINLEY BROOKE LANE CLERMONT FL 34711

<https://candiscarmichael.com>



Welcome to Heritage Hills — Clermont’s premier 55+ gated community! This beautiful 3-bedroom, 2-bath corner-lot home features all the premium upgrades Lennar is known for. Enjoy a bright and spacious open floor plan, modern finishes throughout, and an extra-large screened-in lanai with pavers — perfect for relaxing or entertaining. Set within a resort-style community, Heritage [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1677 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5136650



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5136650>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1677 sq ft

**Year built:** 2016

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7899 sq ft

**SubdivisionName:** HERITAGE HILLS PH 6A

**GarageSpaces:** 2

---

## Location Details

**Township:** 23S

**Road Surface Type:** Asphalt

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors, Tennis Court(s)

**Utilities:** Cable Available, Electricity Connected, Public, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

---

## Property Details

**Subdivision Name:** HERITAGE HILLS PH 6A

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 03-23-26-0115-000-00100

**Direction Faces:** Northwest

**Construction Materials:** Block

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Pool, Racquetball, Sidewalks

**Association Fee:** 417.32

**Association Fee Includes:** Guard - 24 Hour, Common Area Taxes, Maintenance Grounds, Maintenance

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2024

**Tax Annual Amount:**  
\$2,950

**Tax Legal Description:** HERITAGE HILLS PHASE 6A PB 66 PG 21-24  
LOT 1 ORB 4781 PG 2081 ORB 5314 PG 1040 ORB 6120 PG 30

**Tax Lot:** 1

---

## Green Building Info

**Green Energy Efficient:** HVAC, Insulation, Windows

---

## Rooms



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Dining Room	12x11.3	First	11.3	12
Living Room	15.1x19.2	First	19.2	15.1
Kitchen	12.6x12	First	12	12.6
Dinette	10.2x7.7	First	7.7	10.2
Primary Bedroom	12.6x14.1	First	14.1	12.6
Bedroom 2	10.3x10.1	First	10.1	10.3
Bedroom 3	10.3x10.4	First	10.4	10.3
Balcony/Porch/Lanai	22.8x10.8	First	10.8	22.8
Primary Bathroom	9.5x8.1	First	8.1	9.5
Bathroom 1	5.4x10.4	First	10.4	5.4
Laundry	6.3x9.1	First	9.1	6.3

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Pool, Racquetball, Sidewalks

**Utilities:** Cable Available, Electricity Connected, Public, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors, Tennis Court(s)

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Call Listing Agent, Combination Lock Box, See Remarks, ShowingTime



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE