

3716 KINGSWOOD COURT CLERMONT FL 34711

https://candiscarmichael.com



Priced to Sell with Spectacular Golf Course Views! Welcome to this beautifully situated Kent model overlooking the 18th fairway of the Kings Ridge Championship Golf Course, offering one of the most desirable settings in Kings Ridge, Clermont’s premier gated 55+ active adult golf community. This well-maintained home features 2 bedrooms, 2 bathrooms, a versatile den/home [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1572 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRG5111683



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5111683>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1572 sq ft

Year built: 1997

SubdivisionName: KINGS RIDGE

GarageSpaces: 2

Date added: Added 23 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6001 sq ft

View: Golf Course

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

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, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Enclosed, Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Mailbox, Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, 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: Yes

Roof: Shingle

Window Features: Blinds

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

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

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

Property Details

Subdivision Name: KINGS RIDGE

Levels: One

Builder Name: LENNAR

Foundation Details: Slab

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

Parcel Number: 04-23-26-0400-000-03700

Direction Faces: East

Builder Model: KENT

Construction Materials: Block, Stucco

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, Handicap Modified, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions, Wheelchair Access

Association Fee: 255

Association Fee Includes: Guard - 24 Hour, Cable TV, 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, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$1,339

Tax Legal Description: CLERMONT DEVONSHIRE AT KINGS RIDGE SUB LOT 37 PB 37 PGS 29-31 ORB 1503 PG 909

Tax Lot: 37

Green Building Info

Green Water Conservation: Irrig. System-Drip/Microheads

Rooms



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Room type	Level
Kitchen	First
Great Room	First
Dining Room	First
Primary Bedroom	First
Bedroom 2	First
Den	First
Primary Bathroom	First
Balcony/Porch/Lanai	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds

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, 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: Lighting, Private Mailbox, Sliding Doors

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s)

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

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, ShowingTime



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