

3914 ALLAMANDA COURT CLERMONT FL 34711

<https://candiscarmichael.com>



\$395,000



Price Reduction of \$20,000. Rare St Regis model with 2.5 car garage located on large cul de sac lot with no rear neighbors. Very private with high hedges in back. Great curb appeal with the large paver brick drive and walkway. Home built in 2001 and has 1893 heated SF with 2 BD/ 2 BA, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1893 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRG5105588



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 15793 sq ft

View: Golf Course, Trees/Woods

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1893 sq ft

Year built: 2001

SubdivisionName: KINGS RIDGE

GarageSpaces: 3

Location Details

Township: 23

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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

Flooring: Carpet, Tile

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

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Lighting, Private Mailbox, Rain Gutters, Sliding Doors

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

Architectural Style: Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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, Golf Cart Garage

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Window Features: Skylight(s), Blinds, Drapes, Rods, 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, Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Cul-De-Sac, City Limits, Landscaped, Level, Near Golf Course, Oversized Lot, Paved, Private

Property Details

Subdivision Name: KINGS RIDGE

Levels: One

Builder Name: LENNAR

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 04-23-26-0805-000-26300

Direction Faces: West

Builder Model: ST REGIS w/ 2.5 car garage

Construction Materials: Block, Stucco



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Association Information

Association YN: Yes

Association Fee: 238

Association Fee Frequency:
Monthly

Association Fee Includes: Guard - 24 Hour, Cable TV, 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, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, 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: 2025

Tax Annual Amount:
\$2,300

Tax Legal Description: CLERMONT HUNTINGTON AT KINGS RIDGE PHASE II SUB LOT 263 PB 37 PGS 94-96

Tax Lot: 263

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	14x13	First	13	14
Living Room	16x16	First	16	16
Family Room	17x15	First	15	17
Primary Bedroom	16x14	First	14	16
Bedroom 2		First		
Den	12x10	First	10	12
Primary Bathroom		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: Skylight(s), Blinds, Drapes, Rods, 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: Lighting, Private Mailbox, Rain Gutters, Sliding Doors

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

Building Details

ArchitecturalStyle: Florida

NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Block, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Golf Cart Garage

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only, Call Before Showing, See Remarks, ShowingTime



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