

# 3914 ALLAMANDA COURT CLERMONT FL 34711

<https://candiscarmichael.com>



**\$349,900**



Motivated Seller with \$29,000 plus Price Drop!! 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 [...]

- 2 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



### Call us now

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:** 15793 sq ft

**View:** Golf Course, Trees/Woods

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1893 sq ft

**Year built:** 2001

**SubdivisionName:** KINGS RIDGE

**GarageSpaces:** 3

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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:** Built-in 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

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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:** 04-23-26-0805-000-26300

**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

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## 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

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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	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:** Built-in 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

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## 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

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

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



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