

# 399 DIVISION STREET CLERMONT FL 34711

<https://candiscarmichael.com>



**\$339,000**



If you love hiking, biking, boating, swimming and gorgeous sunsets this is the place to be. Beach baby, beach baby, it's a sign! Both bedrooms with ensuite bath. Open concept floor plan. Enjoy the decorative, but efficient electric fireplace takes the chill out of winter and adds a romantic flair. Smart home features. Accessibility for [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1178 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRG5113047



### Call us now

Phone: 727-888-3292

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/G5113047>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1178 sq ft

**Year built:** 1989

**SubdivisionName:** CLERMONT CHERRY KINOLL TWNHS  
DEV

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 3811 sq ft

**View:** Park/Greenbelt, Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 22S

**Road Responsibility:** Private Maintained Road, Public  
Maintained Road

**Middle Or Junior School:** Windy Hill Middle

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Minneola Elem

**High School:** Lake Tech High

---

## 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:** Accessibility Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Vaulted Ceiling(s)

**Flooring:** Hardwood, Tile

**Patio And Porch Features:** Front Porch, Patio

**Fireplace Features:** Electric, Living Room, Ventless

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Fire Pit, Garden

**Window Features:** ENERGY STAR Qualified Windows

**Utilities:** BB/HS Internet Available, Phone Available, Public, Underground Utilities, Water Connected

**View:** Park/Greenbelt, Water

**Sewer:** Public Sewer

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

**Lot Features:** Cul-De-Sac

**Appliances:** Bar Fridge, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range Hood, Washer

**Laundry Features:** In Garage, Laundry Room

**Fireplace YN:** Yes

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

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Architectural Style:** Cottage

**Vegetation:** Fruit Trees, Mature Landscaping

**Water Source:** Canal/Lake For Irrigation, Private

**Cooling:** Central Air, Attic Fan

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** CLERMONT CHERRY KINOLL TWNHS DEV

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 18-22-26-0025-000-05000

**Property Attached YN:** Yes

**Number Of Lots:** 1

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

---

## Association Information



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee:** 140

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Pool

**Association Amenities:** Clubhouse

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Pool, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2026

**Tax Annual Amount:**  
\$2,208

**Tax Legal Description:** CLERMONT CHERRY KNOLL LOT 50 PB  
29 PGS 99-100 ORB 5205 PG 760

**Tax Lot:** 50

---

## Green Building Info

**Green Water Conservation:** Drip Irrigation, Irrig.  
System-Rainwater from Ponds

**Green Indoor Air Quality:**  
Contaminant Control, No Smoking-  
Interior Buildg

**Green Energy Efficient:** Appliances, Thermostat,  
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
Primary Bedroom	18x13	First	13	18
Bedroom 2	10x11	First	11	10
Florida Room	7x16	First	16	7
Bathroom 2	9x10	First	10	9
Bathroom 1	16x9	First	9	16
Living Room	20x18	First	18	20
Kitchen	13x16	First	16	13

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Fire Pit, Garden

**Features:** Accessibility Features, Ceiling Fans(s), Eat-in Kitchen, Electric, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Vaulted Ceiling(s), Ventless

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air, Attic Fan

**WindowFeatures:** ENERGY STAR Qualified Windows

**Utilities:** BB/HS Internet Available, Phone Available, Public, Underground Utilities, Water Connected

**Amenities:** Bar Fridge, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range Hood, Washer



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Building Details

**ArchitecturalStyle:** Cottage

**NewConstructionYN:** No

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

**Exterior material:** Block, Stucco

**Roof:** Shingle

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

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Fire Pit, Irrigation Equipment

**Showing Requirements:** Coming Soon - Allowing Showings, Sentri Lock Box, 24 Hour Notice



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE