

# 4246 NEWLAND STREET CLERMONT FL 34711

<https://candiscarmichael.com>



Home is a St Andrews model located on a corner lot. A paver brick driveway and walkway. add to curb appeal. Home has a remodeled kitchen with granite counter tops, back splash and an island. Wood cabinetry in the kitchen. Laminate flooring in the kitchen, family room and 2 bed rooms. All main areas of [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1755 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRG5103919



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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:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7866 sq ft

**SubdivisionName:** KINGS RIDGE

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1755 sq ft

**Year built:** 1999

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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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, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Laminate, Tile

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

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Window Features:** Blinds, Window Treatments

**Water Source:** Private

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Mailbox, Sliding Doors

**Security Features:** Gated Community, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Sewer:** Public Sewer

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

**Lot Features:** Corner Lot, City Limits, Landscaped, Level, Near Golf Course, Paved

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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:** 04-23-26-0300-000-04400

**Direction Faces:** East

**Builder Model:** ST ANDREWS

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee:** 252

**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, Irrigation-Reclaimed Water, Pool, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$1,669

**Tax Legal Description:** CLERMONT CAMBRIDGE AT KINGS RIDGE  
SUB LOT 44 PB 41 PG 43-45 ORB 1732 PG 1711

**Tax Lot:** 44

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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
Family Room	14x17	First	17	14
Kitchen	11x17	First	17	11
Living Room	17x22	First	22	17
Primary Bedroom	16x15	First	15	16
Primary Bathroom		First		
Bedroom 2	10x12	First	12	10
Bedroom 3	13x10	First	10	13
Balcony/Porch/Lanai	11x15	First	15	11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds, 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, Water Filtration System

**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, Irrigation-Reclaimed Water, Pool, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

**ExteriorFeatures:** Lighting, Private Mailbox, Sliding Doors

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

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



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