

# 4390 SAMBOURNE STREET CLERMONT FL 34711

<https://candiscarmichael.com>



Beautiful Sherwood model home in the Sutherland community of Kings Ridge! Residents here enjoy the good life with access to the fabulous clubhouse with 3 pools, 2 fitness centers, spas, grand ballroom, tennis, pickleball, bocce, basketball & shuffleboard courts, craft, card, billiard & computer rooms and a library. There's almost nothing you can't do here. [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1363 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6406642



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6406642>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1363 sq ft

**Year built:** 2002

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5952 sq ft

**SubdivisionName:** KINGS RIDGE

**GarageSpaces:** 2

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## Location Details

**Township:** 23S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Vinyl

**Patio And Porch Features:** Covered, Enclosed, Rear Porch

**Spa YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Roof:** Shingle

**Window Features:** Blinds, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

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

**Laundry Features:** Inside, Laundry Room

**Pool Features:** Gunite, Heated, In Ground, Lap, Outside Bath Access

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Security Features:** Gated Community, Key Card Entry, Security Gate, Smoke Detector(s)

**Architectural Style:** Contemporary, Florida

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Sewer:** Public Sewer

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

**Lot Features:** Gentle Sloping, City Limits, Landscaped, Near Golf Course, Paved, Private

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## Property Details

**Subdivision Name:** KINGS RIDGE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 04-23-26-1950-000-72200

**Direction Faces:** North

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## 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, Lobby Key Required, Maintenance, Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions

**Association Fee:** 284

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Private Road, Recreational Facilities, Security

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$2,130

**Tax Legal Description:** CLERMONT, SUTHERLAND AT KINGS RIDGE LOT 722 PB 40 PGS 17-18 ORB 4284 PG 1305 ORB 5250 PG 1628 ORB 5261 PG 471

**Tax Lot:** 722

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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
Primary Bedroom	13x15	First	15	13
Great Room	17x23	First	23	17
Kitchen	9x11	First	11	9
Dinette	8x9	First	9	8
Florida Room	9x16	First	16	9
Bedroom 2	11x12	First	12	11

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

**ExteriorFeatures:** Private Mailbox, Rain Gutters, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, 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

**Security Features:** Gated Community, Key Card Entry, Security Gate, Smoke Detector(s)

**WindowFeatures:** Blinds, Window Treatments

**PoolFeatures:** Gunite, Heated, In Ground, Lap, Outside Bath Access

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Contemporary, Florida **NewConstructionYN:** No

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

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Off-street

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## Miscellaneous

**Ownership:** Fee Simple

**Home Warranty YN:** Yes

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box, ShowingTime



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