

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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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

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

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

Location Details

Township: 23S

Road Responsibility: Private Maintained Road

Road Surface Type: Asphalt

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

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

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

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

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

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 |

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

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

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment

Showing Requirements: Combination Lock Box, ShowingTime



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