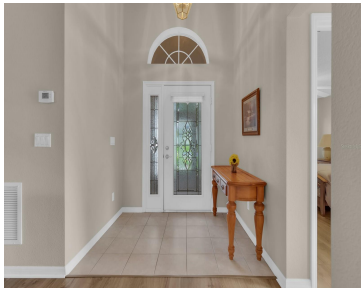
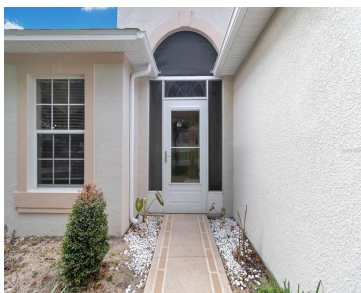


4390 SAMBOURNE STREET CLERMONT FL 34711

https://candiscarmichael.com



BOOK YOUR SHOWING TODAY, MAJOR PRICE ADJUSTMENT! 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. [...]

- 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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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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