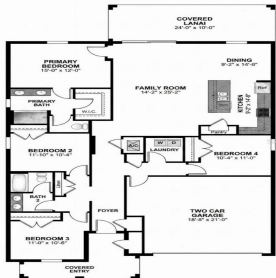
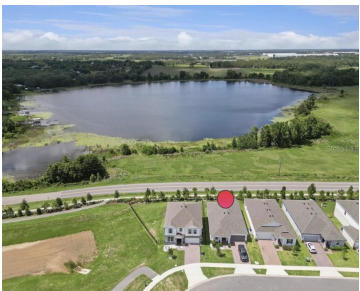


7118 ROLLING LEAF ROAD GROVELAND FL 34736

https://candiscarmichael.com



TRINITY LAKES IN GROVELAND (CENTRAL FLORIDA) RESORT-STYLE LIVING WITH HUGE POOL, SPLASH PAD, CLUBHOUSE, DOG PARK, PLAYGROUNDS, FITNESS CENTER, SPORTS FIELDS & TRAILS. AMAZING COMMUNITY/NEIGHBORHOOD (About 3.5 miles to the FL Turnpike, roughly 35 miles to downtown Orlando, Walt Disney World & Universal Studios, and 5 miles to downtown Clermont) Perfect location! 4 bedrooms/2 baths, [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1867 sq ft



Courtesy of

Listing Office: FLAT FEE MLS REALTY

Status: Active

Office ID: MFR261555850

MLS ID: MFRTB8543005



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 6002 sq ft

View: Water

ListOfficeName: FLAT FEE MLS REALTY

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1867 sq ft

Year built: 2025

SubdivisionName: TRINITY LKS PH 4

GarageSpaces: 2

Location Details

Township: 22S

Road Surface Type: Other

Property Features



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Interior Features: High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Covered, Front Porch, Patio, Screened

Fireplace Features: Electric

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sprinkler Metered

Window Features: Blinds

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: City Limits, Sidewalk

Appliances: Dishwasher, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: TRINITY LKS PH 4

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 05-22-25-0102-000-81200

Direction Faces: South

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee: 285

Association Fee Frequency: Quarterly

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities, Security

Association Amenities: Clubhouse, Fitness Center, Park, Playground, Pool, Security

Community Features: Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,670

Tax Other Annual Assessment Amount: 1249

Tax Legal Description: TRINITY LAKES PHASE 4 PB 83 PG 15-20 LOT 812 ORB 6470 PG 1809

Tax Lot: 812

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x15	First	15	12
Kitchen	9x15	First	15	9
Living Room	14x25	First	25	14
Bedroom 2	12x10	First	10	12
Bedroom 3	11x12	First	12	11
Bedroom 4	10x11	First	11	10
Dining Room	9x10	First	10	9

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Sidewalk, Sprinkler Metered

Features: Electric, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Blinds

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available

Amenities: Dishwasher, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer



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Building Details

New Construction YN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Owner

Home Warranty YN: Yes

Other Equipment: Irrigation Equipment



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