

# 7367 CATANIA LOOP CLERMONT FL 34714

<https://candiscarmichael.com>



\$585,000



Premium lot on the hill with amazing views. Home built in 2022 . Enjoy the best sun sets and nature views that will blow you away!! This 5 bedroom 3 bath is well located close to main roads, shops, hospitals, State park, attractions, schools and much more, ready for you and your family to start [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2605 sq ft



**Call us now**

Phone: 727-888-3292

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



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## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6202372

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6202372>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2605 sq ft

**Year built:** 2022

**SubdivisionName:** RIDGEVIEW PH 1

**GarageSpaces:** 2

**Date added:** Added 6 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5286 sq ft

**View:** Trees/Woods, Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 23S

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Concrete

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Upstairs, Split Bedroom

**Flooring:** Carpet, Laminate

**Patio And Porch Features:** Rear Porch

**Waterfront Features:** Lake

**Attached Garage YN:** Yes

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

**Roof:** Shingle

**Architectural Style:** Traditional

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Conservation Area, Gentle Sloping, City Limits, Landscaped, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room, Upper Level

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Irrigation System, Sliding Doors

**Window Features:** Blinds

**Utilities:** Cable Available

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** RIDGEVIEW PH 1

**Levels:** Two

**Foundation Details:** Block

**Property Condition:** Completed

**Parcel Number:** 28-23-26-0010-000-03500

**Direction Faces:** Southwest

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 75

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:** \$5,961

**Tax Legal Description:** RIDGEVIEW PHASE 1 PB 74 PG 17-22  
LOT 35 ORB 5892 PG 2494

**Tax Lot:** 35

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x16	Second	16	15
Bathroom 2	12x13	First	13	12
Bathroom 3	12x13	Second	13	12
Bathroom 4	14x12	Second	12	14
Bedroom 5	13x12	Second	12	13
Living Room	12x13	First	13	12
Kitchen	14x12	First	12	14
Dinette	10x12	First	12	10

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## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Blinds

**Utilities:** Cable Available

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Irrigation System, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Split Bedroom

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## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Call Before Showing

**Occupant Type:** Vacant



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