

# 8516 FIRESTONE CIRCLE CLERMONT FL 34711

<https://candiscarmichael.com>



Virtually Staged. Welcome to 8516 Firestone Circle, a beautifully maintained single-story ranch home perfectly positioned on the 16th green of Green Valley Golf Course. Situated on a rare double lot with mature landscaping, this 3-bedroom, 3-bath residence offers nearly 2,800 sq. ft. of spacious living and an exceptional blend of privacy, comfort, and golf-course views. [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2778 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6365781



### Call us now

Phone: 727-888-3292

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



---

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 15021 sq ft

**View:** Golf Course, Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2778 sq ft

**Year built:** 1997

**SubdivisionName:** 16TH FAIRWAY VILLAS

**GarageSpaces:** 2

---

## Location Details

**Township:** 22

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Public Maintained Road

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Hardwood, Tile

**Patio And Porch Features:** Patio

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Ranch

**View:** Golf Course, Trees/Woods

**Sewer:** Septic Tank

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

**Lot Features:** In County, Landscaped, Level

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

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Garage Door Opener, Golf Cart Garage

**Attached Garage YN:** Yes

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

**Window Features:** Shutters

**Utilities:** Cable Connected, Electricity Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** 16TH FAIRWAY VILLAS

**Parcel Number:** 16-22-25-1500-000-00500

**Levels:** One

**Direction Faces:** North

**Number Of Lots:** 2

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

---

## Association Information

**Association YN:** Yes

**Association Fee:** 165

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Maintenance Grounds, Pool, Recreational Facilities

**Association Amenities:** Fence Restrictions, Pool

**Community Features:** Community Mailbox, Deed Restrictions, Golf Carts OK, Golf, Pool



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,900

**Tax Legal Description:** 16TH FAIRWAY VILLAS LOTS 5 6 PB 31  
PG 43 ORB 4951 PG 2450

**Tax Lot:** 5

---

## Rooms



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Family Room	16x11	First	11	16
Living Room	24x21	First	21	24
Kitchen	20x14	First	14	20
Dining Room	14x11	First	11	14
Primary Bedroom	26x21	First	21	26
Primary Bathroom	15x13	First	13	15
Bedroom 2	13x12	First	12	13
Bedroom 3	12x12	First	12	12
Florida Room	18x11	First	11	18
Foyer	9x7	First	7	9
Laundry	8x8	First	8	8

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Golf Carts OK, Golf, Pool

**Utilities:** Cable Connected, Electricity Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shutters

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

---

## Building Details

**ArchitecturalStyle:** Ranch

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

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener, Golf Cart Garage

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE