

908 BRAEWOOD DRIVE CLERMONT FL 34715

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SOME HOMES HAVE A VIEW. THIS ONE HAS THE VIEW. Experience the rare combination of a beautiful lake, mature tree lined backdrop, and exceptional privacy with no future construction behind the home to obstruct this special view. From the moment you enter this extensively upgraded Lazio model, your eyes are naturally drawn through the open [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2396 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRG5116348



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/G5116348>

Basics

Bathrooms Full: 3	Date added: Added 2 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 3 beds	Bathrooms: 3 baths
Half baths: 0 half baths	Area, sq ft: 2396 sq ft
Lot size, sq ft: 7539 sq ft	Year built: 2022
View: Trees/Woods, Water	SubdivisionName: HIGHLAND RANCH ESPLANADE
ListOfficeName: EXP REALTY LLC	GarageSpaces: 3
ListAOR: mfrmls	

Location Details

Township: 22	Road Surface Type: Asphalt, Paved
Road Responsibility: Private Maintained Road	

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Patio

Spa YN: Yes

Parking Features: Driveway, Garage Door Opener, Tandem

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Window Features: Blinds, Double Pane Windows, Insulated Windows, Low-Emissivity Windows, Thermal Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Electric, Natural Gas

Lot Features: City Limits, Landscaped, Level, Sidewalk, Paved

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater

Laundry Features: Electric Dryer Hookup, Gas Dryer Hookup, Laundry Room

Pool Features: Fiber Optic Lighting, Gunite, Heated, In Ground, Lap, Salt Water

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters, Sprinkler Metered

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Florida, Mediterranean

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details



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Subdivision Name: HIGHLAND RANCH
ESPLANADE

Parcel Number: 15-22-26-0262-000-46900

Levels: One

Direction Faces: North

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA

Association Information

Association YN: Yes

Association Fee: 1379

Association Fee Frequency:
Quarterly

Association Fee Includes: Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Private Road, Recreational Facilities

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trail(s)

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$8,472

Tax Legal Description: HIGHLAND RANCH ESPLANADE PHASE 4
PB 74 PG 25-30 LOT 469 ORB 5908 PG 1441 ORB 5920 PG 2423

Tax Lot: 469

Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	18x7	First	7	18
Bedroom 1	16x11	First	11	16
Bathroom 1	6x8	First	8	6
Bedroom 2	12x16	First	16	12
Bathroom 2	5x10	First	10	5
Primary Bedroom	20x14	First	14	20
Primary Bathroom	12x11	First	11	12
Great Room	22x19	First	19	22
Kitchen	24x11	First	11	24
Dining Room	9x16	First	16	9
Den	13x11	First	11	13
Laundry	12x10	First	10	12
Balcony/Porch/Lanai	17x24	First	24	17

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, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

ExteriorFeatures: Rain Gutters, Sprinkler Metered

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Double Pane Windows, Insulated Windows, Low-Emissivity Windows, Thermal Windows

PoolFeatures: Fiber Optic Lighting, Gunite, Heated, In Ground, Lap, Salt Water

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Florida, Mediterranean **NewConstructionYN:** No

Heating: Central, Electric, Natural Gas

Exterior material: Block, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Tandem

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only, Gate Code Required, See Remarks



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