

9435 LAKESHORE DRIVE CLERMONT FL 34711

<https://candiscarmichael.com>



Seller is offering a 1.65% credit to buyers to be used for closing costs or any other lender allowable costs. Welcome to this beautiful home with fresh exterior paint that immediately captures your attention. Inside, a welcoming neutral color scheme offers endless decorating possibilities. The interior features a cozy fireplace, perfect for cooler evenings, and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1536 sq ft



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



Courtesy of

Listing Office: OPENDOOR BROKERAGE LLC

Status: Active

Office ID: MFR261014963

MLS ID: MFRO6216635

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6216635>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 37462 sq ft

SubdivisionName: ACREAGE OR UNREC

GarageSpaces: 2

Date added: Added 2 days ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1536 sq ft

Year built: 1991

ListOfficeName: OPENDOOR BROKERAGE LLC

ListAOR: mfrmls

Location Details

Township: 23

Road Surface Type: Paved

Property Features



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Interior Features: Living Room/Dining Room Combo, Primary Bedroom Main Floor

Flooring: Carpet, Tile

Fireplace YN: Yes

Parking Features: Driveway

Attached Garage YN: Yes

Exterior Features: Other

Security Features: Security System Owned

Water Source: Public

Cooling: Central Air

Appliances: Dishwasher, Electric Water Heater, Microwave, Other

Laundry Features: In Garage

Fireplace Features: Electric

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Utilities: Electricity Available, Water Available

Sewer: Septic Tank

Heating: Central

Property Details

Subdivision Name: ACREAGE OR UNREC

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 14-23-25-0004-000-06200

Direction Faces: Southeast

Construction Materials: Block, Stucco

Association Information

Association Fee Includes: None

Community Features: None

Fees&Taxes



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Tax Year: 2023

**Tax Annual
Amount:**
\$2,521

Tax Legal Description: FROM NE COR OF SEC RUN W ALONG SAID N LINE OF SEC 894.92 FT S 2422.62 FT TO W'LY R/W LINE OF LAKE SHORE DR S 10DEG 07MIN 35SEC W ALONG SAID R/W LINE 394.86 FT S 89DEG 45MIN 30SEC W 385.54 FT TO W LINE OF NW 1/4 OF NE 1/4 OF SE 1/4 SW'LY ALONG SAID W LINE 12 FT FOR POB RUN S 69DEG 14MIN 27SEC E 358.88 FT TO NW'LY R/W LINE OF LAKE SHORE DR & PT A RETURN TO POB RUN S 0DEG 35MIN 36SEC W 12 FT S 46DEG 22MIN 10SEC E 341.45 FT TO W LINE OF R/W N'LY ALONG SAID W LINE OF LAKE SHORE DR TO PT A ORB 3834 PG 1594

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System Owned

ExteriorFeatures: Other

Features: Electric, Living Room/Dining Room Combo, Primary Bedroom Main Floor

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: None

Utilities: Electricity Available, Water Available

Amenities: Dishwasher, Electric Water Heater, Microwave, Other



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Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Appointment Only, See Remarks,
ShowingTime



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