



1263 LEGENDARY BOULEVARD, CLERMONT, FL, US, 34711

<https://livefabuloso.com>

****NEW AC/HVAC + NEW ROOF 2025**** Come live and relax in one of Clermont's original luxury communities here in Legends [...]

\$435,000

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2473 sq ft



Basics

Status: Active

Date added: Added 1 month ago

MlsStatus: Active

Interior



Bedrooms: 3 beds	Bathrooms: 2 baths
BathroomsHalf: 1	Rooms Total: 7
Heating: Central, Electric	Cooling: Central Air
Appliances: Cooktop, Dishwasher, Disposal, Microwave, Refrigerator	Flooring: Luxury Vinyl, Tile
Area: 2473 sq ft	Interior Features: High Ceilings, Primary Bedroom Main Floor, Walk-In Closet(s)
FireplaceYN: false	Pets Allowed: Cats OK, Dogs OK

Exterior & Property Details

Has Garage: true	Garage Spaces: 2
Exterior Features: Irrigation System, Private Mailbox, Sidewalk, Sliding Doors	Has Pool: false
PoolPrivateYN: false	Has Waterfront: false
Lot Size (Acres): 0.2 acres	Lot Size (SqFt): 8860
Flood Zone Code: X	

Construction

Type: Residential	Category: Single Family Residence
Year built: 2005	Foundation: Slab
ExteriorConstruction: Stucco	NewConstructionYN: false
Direction Faces: North	

Utilities & Green Energy

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Street Lights, Underground Utilities	WaterSource: Public
Sewer: Public Sewer	



Community & HOA

Community: CLERMONT BEACON RIDGE AT LEGENDS PH 05 LO	SecurityFeatures: Gated Community
AssociationYN: true	AssociationName: Beacon Ridge
AssociationFee: 31	AssociationFeeFrequency: Monthly
AssociationAmenities: Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Playground, Pool, Recreation Facilities, Sauna, Security, Spa/Hot Tub, Tennis Court(s)	

Financial & Listing Details

List Office Name: CHARLES RUTENBERG REALTY ORLANDO	STELLAR_CalculatedListPriceByCalculatedSqFt: 200.18
TaxAnnualAmount: 5841	OnMarketDate: 2025-02-12

