



\$554,990

12807 COLONNADE CIRCLE, CLERMONT, FL, US, 34711

<https://livefabuloso.com>

Bright and light meticulously maintained 4 bedrooms, 3 full bathrooms one-story pool home with 2 car garage in a desirable [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2882 sq ft



Basics

Status: Active

Date added: Added 2 months ago

MlsStatus: Active

Interior



Bedrooms: 4 beds

Rooms Total: 10

Cooling: Central Air

Flooring: Bamboo, Carpet, Travertine

Interior Features: Ceiling Fan(s)

Pets Allowed: Cats OK, Dogs OK

Bathrooms: 3 baths

Heating: Central, Electric, Heat Pump

Appliances: Disposal, Dryer, Microwave, Washer

Area: 2882 sq ft

FireplaceYN: false

Exterior & Property Details

ParkingFeatures: Driveway, Garage Door Opener **Has Garage:** true

Garage Spaces: 2

Exterior Features: French Doors, Garden, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

PoolPrivateYN: true

Has Waterfront: false

Lot Size (SqFt): 18225

Zoning: R-2

PatioAndPorchFeatures: Covered, Enclosed, Screened

Has Pool: true

Pool Features: Gunite, In Ground, Lighting, Salt Water, Screen Enclosure

Lot Size (Acres): 0.42 acres

Lot Features: In County, Oversized Lot, Private, Sidewalk

Flood Zone Code: X

Construction

Type: Residential

Year built: 2005

ExteriorConstruction: Block, Concrete, Stucco

NewConstructionYN: false

Category: Single Family Residence

Foundation: Slab

Property Condition: Completed

Direction Faces: East

Utilities & Green Energy



Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, **WaterSource:** Public Public, Sewer Connected, Sprinkler Meter, Street Lights, Underground Utilities, Water Connected

Sewer: Public Sewer

Community & HOA

Community: TIMBERLANE PH I SUB

AssociationYN: true

AssociationName: Jamie Stevens

AssociationFee: 450

AssociationFeeFrequency: Annually

Nearby School

Elementary School: Pine Ridge Elem

High School: East Ridge High

Middle Or Junior School: Windy Hill Middle

Financial & Listing Details

List Office Name: CHARLES
RUTENBERG REALTY ORLANDO

STELLAR_CalculatedListPriceByCalculatedSqFt: 249.1

TaxAnnualAmount: 760

OnMarketDate: 2025-10-09

