



\$617,000

**13017 COLONNADE CIRCLE, CLERMONT, FL,
US, 34711**

<https://livefabuloso.com>

Welcome to this beautifully maintained corner lot home. This spacious property features 4 bedrooms, 3 baths, a cozy family room, [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3265 sq ft



Basics

Status: Active

Date added: Added 6 days ago

MlsStatus: Active

Interior



Bedrooms: 4 beds

Rooms Total: 11

Cooling: Central Air

Flooring: Carpet, Ceramic Tile

Interior Features: High Ceilings, Kitchen/Family Room Combo, Solid Surface Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Pets Allowed: Cats OK, Dogs OK

Bathrooms: 3 baths

Heating: Electric, Heat Pump, Solar

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Solar Hot Water, Solar Hot Water Owned, Washer, Water Softener

Area: 3265 sq ft

FireplaceYN: false

Exterior & Property Details

Has Garage: true

Exterior Features: Balcony, Hurricane Shutters, Irrigation System, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

PoolPrivateYN: false

Lot Size (Acres): 0.4 acres

Zoning: R-2

Garage Spaces: 2

Has Pool: false

Has Waterfront: false

Lot Size (SqFt): 17479

Construction

Type: Residential

Year built: 2006

ExteriorConstruction: Block, Stucco

Direction Faces: West

Category: Single Family Residence

Foundation: Slab

NewConstructionYN: false

Utilities & Green Energy

Utilities: Cable Connected, Electricity Connected

Sewer: Public Sewer

WaterSource: Public, Well



Community & HOA

Community: TIMBERLANE PH I SUB	AssociationYN: true
AssociationName: Premier	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: 250.41
TaxAnnualAmount: 2834.85	OnMarketDate: 2025-09-04

