



\$479,000

13320 VIA ROMA CIRCLE, CLERMONT, FL, US, 34711

<https://livefabuloso.com>

NEW YEAR 🎉 NEW PRICE! PRICE REDUCED \$10,000!
MOTIVATED SELLER NEW ROOF (2024) NEW HURRICANE-RATED,
ENERGY-EFFICIENT WINDOWS (2024) Welcome to [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2698 sq ft



Basics

Status: Active

Date added: Added 3 months ago

MlsStatus: Active

Interior



Bedrooms: 3 beds

Rooms Total: 8

Cooling: Central Air

Flooring: Ceramic Tile, Laminate

Interior Features: Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

Pets Allowed: Yes

Bathrooms: 2 baths

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

Area: 2698 sq ft

FireplaceYN: false

Furnished: Unfurnished

Exterior & Property Details

ParkingFeatures: Driveway, Garage Door Opener, Garage Faces Side

Garage Spaces: 2

Exterior Features: Irrigation System, Lighting

Has Pool: false

Has Waterfront: false

Lot Size (Acres): 0.25 acres

Lot Features: Landscaped

Flood Zone Code: X

Has Garage: true

PatioAndPorchFeatures: Front Porch

AccessibilityFeatures: Accessible Full Bath

PoolPrivateYN: false

Waterfront Features: Lake

Lot Size (SqFt): 10965

Zoning: R-6

Construction

Type: Residential

Year built: 2004

ExteriorConstruction: Block, Stucco

NewConstructionYN: false

Category: Single Family Residence

Foundation: Slab

Property Condition: Completed

Direction Faces: South

Utilities & Green Energy



Utilities: Cable Connected, Street Lights, Underground Utilities

WaterSource: Public

Sewer: Septic Tank

Community & HOA

Community: LAKE LOUISA HIGHLANDS PH 01

AssociationYN: true

AssociationName: Vesta Property Service/Kiley Castano

AssociationFee: 516

AssociationFeeFrequency: Semi-Annually

AssociationAmenities: Playground

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: 215.57

TaxAnnualAmount: 2361.46

OnMarketDate: 2025-11-06

