



\$429,000

## 3440 TUMBLING RIVER DRIVE, CLERMONT, FL, US, 34711

<https://livefabuloso.com>

This lovely home sits pretty in a GATED community, centrally located between the heart of Clermont and Winter Garden. Mature [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2371 sq ft



### Basics

**Status:** Active

**Date added:** Added 2 months ago

**MlsStatus:** Active

### Interior



|   |  |
|---|--|
| <b>Bedrooms:</b> 3 beds                     | <b>Bathrooms:</b> 2 baths  |
| <b>Rooms Total:</b> 7                       | <b>Heating:</b> Central, Natural Gas, Heat Pump                              |
| <b>Cooling:</b> Central Air                 | <b>Appliances:</b> Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer |
| <b>Flooring:</b> Ceramic Tile, Laminate     | <b>Area:</b> 2371 sq ft  |
| <b>Interior Features:</b> Walk-In Closet(s) | <b>FireplaceYN:</b> false  |
| <b>Pets Allowed:</b> Yes                    |  |

## Exterior & Property Details

|  |                               |
|--|-------------------------------|
| <b>Has Garage:</b> true  | <b>Garage Spaces:</b> 2       |
| <b>Exterior Features:</b> Irrigation System, Private Mailbox, Sidewalk | <b>Has Pool:</b> false        |
| <b>PoolPrivateYN:</b> false  | <b>Has Waterfront:</b> false  |
| <b>Lot Size (Acres):</b> 0.24 acres                                    | <b>Lot Size (SqFt):</b> 10625 |
| <b>Zoning:</b> R-1   | <b>Flood Zone Code:</b> X     |

## Construction

|  |  |
|--|--|
| <b>Type:</b> Residential                   | <b>Category:</b> Single Family Residence |
| <b>Year built:</b> 2006                    | <b>Foundation:</b> Block                 |
| <b>ExteriorConstruction:</b> Block, Stucco | <b>Roof:</b> Shingle                     |
| <b>NewConstructionYN:</b> false            | <b>Direction Faces:</b> East             |

## Utilities & Green Energy

|   |                            |
|---|----------------------------|
| <b>Utilities:</b> Cable Available, Cable Connected, Fire Hydrant, Natural Gas Available, Public | <b>WaterSource:</b> Public |
| <b>Sewer:</b> Public Sewer  |                            |

## Community & HOA



**Community:** CLERMONT HARTWOOD RESERVE PH 02

**AssociationName:** JONATHAN HALTIWANGER

**AssociationFeeFrequency:** Monthly

**AssociationYN:** true

**AssociationFee:** 120

**AssociationAmenities:** Fitness Center, Gated, Pool

## Nearby School

**Elementary School:** Lost Lake Elem

**High School:** East Ridge High

**Middle Or Junior School:** Windy Hill Middle

## Financial & Listing Details

**List Office Name:** CHARLES RUTENBERG REALTY ORLANDO

**TaxAnnualAmount:** 3283

**STELLAR\_CalculatedListPriceByCalculatedSqFt:** 232.02

**OnMarketDate:** 2025-04-03

