

12626 DOUGLAS FIR CT  
https://theteamjimenez.com



\$595,000



Discover one of Clermont’s most exceptional opportunities at 12626 Douglas Fir Cir. This 4-bedroom, 3-bathroom pool home sits on a spacious 0.28-acre lot with **\*\*no rear neighbors\*\***, **\*\*No Homes Pressed Against It\*\***, and a wide driveway with room for multiple vehicles all in a quiet cul-de-sac within a Mature neighborhood with lasting integrity. Located in [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2254 sq ft



Basics



Call us now

Phone: (914) 230-2513  
Email: ashley@larosainternacional.com  
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 3 baths

**Total rooms:** 4

**Lot size:** 22641 sq ft

**ListOfficeName:** OLYMPUS EXECUTIVE REALTY INC

**Zoning:** R-6

**Bathrooms Full:** 3

**Homestead:** 1

**Flood Zone Date:** 2012-12-18

**OccupantType:** Owner

**PhotosCount:** 53

**List Agent MLS ID:** 272507978

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 2254 sq ft

**Year built:** 2002

**Parcel Number:** 282226073500080500

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Flood Zone Code:** X

**Listing Contract Date:** 2025-03-03

**AssociationYN:** 1

**LotSizeAcres:** 0.28

Rooms

| Room type        | Dimensions | Level | Length | Width |
|------------------|------------|-------|--------|-------|
| Kitchen          | 13.9x18.8  | First | 18.8   | 13.9  |
| Primary Bedroom  | 13.8x16.7  | First | 16.7   | 13.8  |
| Living Room      | 20.6x15    | First | 15     | 20.6  |
| Primary Bathroom | 13.9x19    | First | 19     | 13.9  |

Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2268 sq ft

**Levels:** One

**Exterior material:** Block, Stucco

## Amenities & Features

**Features:** Ceiling Fan(s), Decorative, Eating Space In Kitchen, Electric, High Ceilings, Solid Wood Cabinets, Walk-In Closet(s)

**ExteriorFeatures:** Balcony, French Doors, Garden, Other, Sliding Doors

**Utilities:** Other

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** Yes

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**PoolFeatures:** In Ground

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Ceramic Tile, Tile, Hardwood

**Laundry Features:** Laundry Room

**PoolPrivateYN:** Yes

## Nearby Schools

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

**High School:** East Ridge High

**Elementary School:** Clermont Elem

## Fees and Taxes

**Association Fee Frequency:** Annually

**Total Annual Fees:** \$700

**CDDYN:** -81.715914, 28.531067,

**Total Monthly Fees:** \$58.33



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