

# 15408 GROOSE POINT LN

<https://theteamjimenez.com>



**\$350,000**

Discover the comfort and convenience of this charming residence located in the desirable Tradd's Landing community, one of Clermont's most sought-after neighborhoods. Featuring 3 bedrooms and 2 bathrooms, this home offers a well-designed layout that provides privacy, functionality, and everyday comfort for the whole family. Upon entering, you are welcomed by spacious, bright living areas [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1870 sq ft



## Basics



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 6

**Lot size:** 8625 sq ft

**ListOfficeName:** ALVES AND HOWELL REALTY

**Zoning:** R-4

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**PhotosCount:** 60

**List Agent MLS ID:** 261242369

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1870 sq ft

**Year built:** 2006

**Parcel Number:** 102426200000026800

**GarageSpaces:** 2

**Minimun Lease:** 7 Months

**Listing Contract Date:** 2026-01-21

**AssociationYN:** 1

**LotSizeAcres:** 0.2

## Rooms

Room type	Dimensions	Level	Length	Width
Dining Room	10x10	First	10	10
Primary Bedroom	15x12	First	12	15
Kitchen	17x11	First	11	17
Living Room	17x14	First	14	17
Bedroom 3	11x11	First	11	11
Bedroom 2	11x11	First	11	11



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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Block, Slab

**Architectural Style:** Florida

**Exterior material:** Block, Stucco, Wood Frame

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2432 sq ft

**Levels:** One

**New Construction YN:** No

**Roof:** Shingle

## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

**Community Features:** Dock, Lake, Deed Restrictions, Playground, Pool, Sidewalks

**Utilities:** Cable Available, Electricity Connected, Phone Available, Water Connected

**Waterfront available:** No

**Waterfront Features:** Lake

**Cooling:** Central Air

**Heating:** Central, Electric

**Cooling YN:** Yes

**Fireplace YN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Filtration System

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

**Patio & Porch Features:** Covered, Rear Porch

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Flooring:** Ceramic Tile, Vinyl

**Laundry Features:** In Kitchen, Laundry Room

**Pool Private YN:** No

## Nearby Schools

**Middle Or Junior School:** Windy Hill Middle **Elementary School:** Sawgrass bay Elementary

**High School:** East Ridge High

## Fees and Taxes



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**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$840

**CDDYN:** -81.698532, 28.41715,

**Total Monthly Fees:** \$70



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