

# 3606 SOLANA CIR

<https://theteamjimenez.com>



\$424,900



PRICE IMPROVEMENT AND \$5000 SELLER CONCESSION OFFERED TO BUYER AT CLOSING TOWARD CLOSING COSTS OR UPGRADES! SCHEDULE YOUR PERSONAL SHOWING! Nestled in the rolling hills of Clermont, this stunning 3-bedroom 3-bathroom home with a bonus room is situated on a premium oversized lot that's just a short walk to the incredible amenities center! Heritage Hills [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2006 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:** 3 baths

**Total rooms:** 8

**Lot size:** 10950 sq ft

**ListOfficeName:** KELLER WILLIAMS  
REALTY AT THE LAKES

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Flood Zone Code:** X

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.25

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 2006 sq ft

**Year built:** 2013

**Parcel Number:** 032326010200000400

**Bathrooms Full:** 3

**Homestead:** 1

**Listing Contract Date:** 2025-05-29

**AdditionalRooms:** Bonus Room, Breakfast Room  
Separate, Den/Library/Office, Great Room, Inside  
Utility

**PhotosCount:** 69

**List Agent MLS ID:** 272571230

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## Rooms



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| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Kitchen         | 10x14      | First | 14     | 10    |
| Living Room     | 18x13      | First | 13     | 18    |
| Primary Bedroom | 14x15      | First | 15     | 14    |
| Dining Room     | 18x13      | First | 13     | 18    |
| Bedroom 2       | 10x10      | First | 10     | 10    |
| Bedroom 3       | 12x12      | First | 12     | 12    |
| Office          | 12x10      | First | 10     | 12    |
| Dinette         | 8x8        | First | 8      | 8     |

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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2624 sq ft

**Levels:** One

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Amenities & Features



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**Features:** Built-in Features, Ceiling Fan(s), Chair Rail, Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Garden, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

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

**WindowFeatures:** Blinds, Drapes, Rods

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside, Laundry Room

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$5,469.60

**CDDYN:** -81.693895, 28.512997,

**Total Monthly Fees:** \$455.80



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