

# 3676 BRIAR RUN DR

<https://theteamjimenez.com>



Perched on an elevated homesite with beautiful views overlooking Hammock Ridge Rd, this spacious Clermont home offers an incredible amount of living space, a functional layout, and a location that is hard to beat. Located in a community with a pool and convenient access to shopping, dining, schools, and major roadways, this property combines comfort, [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3116 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:** 4 baths

**Total rooms:** 3

**Lot size:** 11751 sq ft

**ListOfficeName:** ACME REAL ESTATE FLORIDA LLC

**Zoning:** R-1

**Bathrooms Full:** 3

**Homestead:** 1

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

**OccupantType:** Owner

**PhotosCount:** 22

**List Agent MLS ID:** 261205489

**Type:** Residential

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area:** 3116 sq ft

**Year built:** 2008

**Parcel Number:** 062326001000007700

**GarageSpaces:** 2

**Minimum Lease:** No Minimum

**Flood Zone Code:** X

**Listing Contract Date:** 2026-05-10

**AssociationYN:** 1

**LotSizeAcres:** 0.27

---

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

---

## Building Details



### Call us now

Phone: (914) 230-2513

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

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

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Mediterranean

**Exterior material:** Stucco

**Parking:** Driveway

**Building Area Total:** 3670 sq ft

**Levels:** Two

**New Construction YN:** No

**Roof:** Shingle

---

## Amenities & Features

**Features:** Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)

**Exterior Features:** Sidewalk

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

**Garage YN:** Yes

**Cooling:** Central Air

**Heating:** Central

**Cooling YN:** Yes

**Fireplace YN:** No

**Amenities:** Other

**Utilities:** Public

**Waterfront available:** No

**Attached Garage YN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** No

---

## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$896

**CDDYN:** -81.742186, 28.513901,

**Total Monthly Fees:** \$74.67



### Call us now

Phone: (914) 230-2513

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

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