

874 RIVERS CROSSING ST

<https://theteamjimenez.com>



One or more photo(s) has been virtually staged. Rare opportunity at a great price! Nestled in the highly sought-after Cagan Crossings community in Clermont, this beautifully crafted 3-bed, 2-bath corner-lot single-family residence offers the perfect blend of modern comfort and Florida lifestyle convenience. Built in 2022, perfectly maintained, and designed for today's way of living, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1262 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: 2 baths

Total rooms: 9

Lot size: 6386 sq ft

ListOfficeName: FLORIDA REALTY INVESTMENTS

Zoning: PUD

Bathrooms Full: 2

Flood Zone Code: X

Listing Contract Date: 2026-02-09

AssociationYN: 1

LotSizeAcres: 0.47

Type: Residential

Bedrooms: 3 beds

Half baths: 0 half baths

Area: 1262 sq ft

Year built: 2023

Parcel Number: 362426010100026500

GarageSpaces: 2

Minimun Lease: 8-12 Months

Flood Zone Date: 2012-12-18

OccupantType: Vacant

PhotosCount: 67

List Agent MLS ID: 261221688

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	10.8x14.7	First	14.7	10.8
Dining Room	13x7.8	First	7.8	13
Kitchen	10x7	First	7	10
Primary Bathroom	13.9x8	First	8	13.9
Bedroom 2	10.1x10.1	First	10.1	10.1
Primary Bedroom	13.9x12.3	First	12.3	13.9
Bedroom 3	10.1x10.1	First	10.1	10.1
Balcony/Porch/Lanai	7x7	First	7	7
Bathroom 2	7x5	First	5	7

Building Details

Sewer: Public Sewer

Building Area Total: 1786 sq ft

Fencing: Vinyl

Foundation Details: Slab

Levels: One

Architectural Style: Traditional

New Construction YN: No **Exterior material:** Block, Wood Frame

Roof: Shingle

Parking: Driveway, Garage Door Opener, Ground Level

Amenities & Features



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Features: Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

CommunityFeatures: Community Mailbox, Deed Restrictions, Gated Community - No Guard, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks

ExteriorFeatures: Garden, Irrigation System, Lighting, Private Yard, Sidewalk, Sliding Doors

Patio & Porch Features: Covered, Rear Porch

GarageYN: Yes

Cooling: Central Air

Heating: Central, Electric

CoolingYN: Yes

FireplaceYN: No

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

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Public, Sewer Connected, Street Lights, Water Connected

Waterfront available: No

AttachedGarageYN: Yes

Flooring: Carpet, Ceramic Tile

Laundry Features: Inside, Laundry Room

PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: Lake Pointe Academy **Elementary School:** Lake Pointe Academy (K-8)

High School: East Ridge High

Fees and Taxes

Association Fee Frequency: Monthly

Total Annual Fees: \$1,398.24

CDDYN: -81.670304, 28.360579,

Total Monthly Fees: \$116.52



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