

# **\$318,000 - 17458 Chateau Pine Way, CLERMONT**

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MLS® #O6325564

**\$318,000**

3 Bedroom, 3.00 Bathroom, 1,944 sqft

Residential on 0.03 Acres

MAGNOLIA POINTE PH 1, CLERMONT, FL

BEST PRICED PROPERTY IN THE COMMUNITY... VALUE! VALUE! VALUE! Live the lifestyle youâ€™ve been dreaming of in this inviting 2-level town home located in the gated Magnolia Point communityâ€™built in 2018! NEW ROOF (2018, maintained by the community), HVAC (2018), and WATER HEATER (2018) CARPET REPLACED (2025). This beautifully maintained home offers a roomy layout perfect for everyday living, with a private balcony, shaker cabinets, plenty of cabinet space, stainless steel appliances, and luxury tile flooring. Magnolia Point offers resort-style amenities including a pool, gym, tennis and pickleball courts, basketball court, playground, picnic area, and private lake access with a boat ramp onto Johns Lake. Come experience the warmth and functionality of this welcoming homeâ€™schedule your private tour today! Seller offers closing cost assistance to buyers who use a preferred lender offering up to 1 percent of the loan amount for a one year rate buydown or closing credits for this home when financed! Seller may consider seller concessions with an acceptable offer.



Built in 2018

## **Essential Information**

MLS® #                      O6325564

Price                        \$318,000

|                |                    |
|----------------|--------------------|
| Sold Price     | \$310,000          |
| Date Sold      | October 21st, 2025 |
| Bedrooms       | 3                  |
| Bathrooms      | 3.00               |
| Full Baths     | 2                  |
| Half Baths     | 1                  |
| Square Footage | 1,944              |
| Acres          | 0.03               |
| Year Built     | 2018               |
| Type           | Residential        |
| Sub-Type       | Townhouse          |
| Status         | Sold               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17458 Chateau Pine Way |
| Area        | Clermont               |
| Subdivision | MAGNOLIA POINTE PH 1   |
| City        | CLERMONT               |
| County      | Lake                   |
| State       | FL                     |
| Zip Code    | 34711                  |

### Amenities

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Ceiling Fans(s), Thermostat                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer |
| Heating           | Central                                     |
| Cooling           | Central Air                                 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Lighting, Sidewalk |
| Roof              | Shingle                     |
| Foundation        | Block                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 59              |

|                |         |
|----------------|---------|
| HOA Fees       | 300     |
| HOA Fees Freq. | Monthly |

## **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | EXP REALTY LLC |
|----------------|----------------|

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