

\$502,540 - 3106 Mindfulness Drive, CLERMONT

MLS® #O6341846

\$502,540

5 Bedroom, 3.00 Bathroom, 2,455 sqft

Residential on 0.11 Acres

WELLNESS WAY 40S, CLERMONT, FL

Under Construction. The Delray checks all your boxes! Beyond spacious - this popular two-story home features a versatile dining room off the foyer, followed by the open layout among the kitchen, breakfast nook and family room. Ideal for outdoor living, there is a covered porch and back patio. Throughout the home is a cozy and luxurious owner's suite with a spa-inspired bathroom and four secondary bedrooms. With "Everything" Included, luxury and value go hand in hand. Enjoy connectivity, green building features, plus new energy conscious appliances. Welcome to Wellness Ridge the community that was designed to provide a Healthy & Active Lifestyle!! Community Features include: Sports Courts, Clubhouse, Fitness Center, Conservation Areas, Playground, Resort Style Swimming Pool and Multi-Use Trails. This beautiful home is very close to Lake Louisa State Park. Clermont is one of the fastest-growing cities in Central Florida. Strategically located close to Orlando and theme parks, it is known for its picturesque hills and pristine lakes. Schedule your appointment today!



Built in 2025

Essential Information

MLS® # O6341846

Price \$502,540

Sold Price	\$499,890
Date Sold	October 27th, 2025
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,455
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	3106 Mindfulness Drive
Area	Clermont
Subdivision	WELLNESS WAY 40S
City	CLERMONT
County	Lake
State	FL
Zip Code	34714

Amenities

Amenities	Fitness Center, Playground, Pool, Tennis Court(s), Trail(s)
Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	In Wall Pest System
Appliances	Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Rain Gutters, Sidewalk
Lot Description	Paved, Private
Roof	Shingle
Foundation	Slab

School Information

Elementary	Sawgrass bay Elementary
Middle	Windy Hill Middle
High	East Ridge High

Additional Information

Date Listed	September 5th, 2025
Days on Market	18
Zoning	P-D
HOA Fees	196
HOA Fees Freq.	Monthly

Listing Details

Listing Office	LENNAR REALTY
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