

\$425,000 - 3322 Park Branch Avenue, CLERMONT

MLS® #O6322523

\$425,000

4 Bedroom, 3.00 Bathroom, 2,816 sqft

Residential on 0.21 Acres

CLERMONT MAGNOLIA PARK PH 03,
CLERMONT, FL

Magnolia Park Community! Welcome to this spacious and beautifully designed 2-story home nestled on a desirable corner lot in the heart of Clermont, Florida! Offering over 2,800 square feet of living space, this home provides the perfect blend of comfort, functionality, and style.

Step inside to find easy-to-maintain vinyl and tile flooring throughout. The main level boasts a large formal living and dining room—ideal for entertaining—as well as a generously sized family room that seamlessly flows into the open-concept kitchen. The kitchen is a chef’s dream, featuring a central island perfect for meal prep, gatherings, and casual dining. Spindle staircase leads you upstairs to a spacious loft area, offering flexible space for a game room, home office, or additional living area. All bedrooms are comfortably sized and there’s plenty of room for everyone to spread out. Huge primary bedroom offers garden tub and walk in closet. Additional highlights include a 3-car garage for ample storage and parking, plus the corner lot offers extra outdoor space and curb appeal. Located just minutes from shopping, restaurants, entertainment and medical facilities, with easy access to the Florida Turnpike for convenient commuting. Enjoy nearby golf courses and the scenic lakes that make Clermont such a desirable place to call home. Don’t miss your chance to own this stunning property in one of Lake County most sought-after areas!



Built in 2005

Essential Information

MLS® #	O6322523
Price	\$425,000
Sold Price	\$390,000
Date Sold	October 17th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,816
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	3322 Park Branch Avenue
Area	Clermont
Subdivision	CLERMONT MAGNOLIA PARK PH 03
City	CLERMONT
County	Lake
State	FL
Zip Code	34711

Amenities

Parking	Garage Door Opener
# of Garages	3

Interior

Interior Features	PrimaryBedroom Upstairs, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Water Heater, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sidewalk
Lot Description	Corner Lot
Roof	Shingle
Foundation	Block, Other

School Information

Middle	Windy Hill Middle
High	East Ridge High

Additional Information

Date Listed	June 28th, 2025
Days on Market	86
Zoning	R-1
HOA Fees	110
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	RIO HOMES AND INVESTMENTS LLC
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