

\$430,000 - 3618 Solana Circle, CLERMONT

MLS® #O6345774

\$430,000

4 Bedroom, 3.00 Bathroom, 2,293 sqft

Residential on 0.19 Acres

HERITAGE HILLS PH 2A, CLERMONT, FL

Video Tour Available. Welcome to the 55+ Heritage Hills neighborhood that is close to theme parks, restaurants, shopping, hospitals/medical care, downtown Clermont and downtown Winter Garden. This isn't just a community, it's a lifestyle! The HOA DUES INCLUDE access to the CLUBHOUSE and AMENITIES, LAWN MAINTENANCE, EXTERIOR PAINTING, and a 24-hour GUARDED GATE. This home is a former builder's model of the Kennedy floorplan. Highlights include a 3-CAR GARAGE, split bedroom layout, formal dining room and yet, it's open to keep everyone together. Solana Circle is a QUIET STREET and this home backs to the Heritage Hills clubhouse where you'll find a large heated swimming pool and spa, fitness center and sauna, tennis courts, pickleball, basketball, golf simulator, card rooms, a library and more! There's also a monthly schedule of events that includes shows in the ballroom, craft and hobby classes, clubs for various activities, and fitness classes. Homeowners can access the clubhouse from the rear of the house or from the sidewalk 3 doors down. When you enter, you'll have access to a secondary bedroom at the front of the home that has its own private bathroom. This kitchen has GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a large island, breakfast nook, and closet pantry. The laundry room is just off of the kitchen as you enter from the 3-car garage. There are sliding



glass doors from the large family room to the SCREENED PATIO. Enter the spacious primary bedroom to find a board and batten accent wall, granite in the bathroom, a step-in shower, garden tub, extra-large WALK-IN CLOSET, and linen and water closets. Bedrooms 2 & 3 share a 3rd full bathroom. Additional upgrades include rounded corners on the drywall, the exterior was painted in 2024, the AC was replaced in 2017 and a hybrid water heater with vacation mode. Golf carts are allowed in Heritage Hills too! Donâ€™t miss this opportunity to own the Florida lifestyle!

Built in 2010

Essential Information

MLS® #	O6345774
Price	\$430,000
Sold Price	\$430,000
Date Sold	October 8th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,293
Acres	0.19
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Sold

Community Information

Address	3618 Solana Circle
Area	Clermont
Subdivision	HERITAGE HILLS PH 2A
City	CLERMONT
County	Lake
State	FL

Zip Code 34711

Amenities

Amenities Clubhouse, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s)

Parking Driveway, Garage Door Opener, Ground Level

of Garages 3

Interior

Interior Features Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating Central

Cooling Central Air

of Stories 1

Exterior

Exterior Features Lighting, Sidewalk

Lot Description City Limits, In County, Landscaped, Level, Near Golf Course, Sidewalk, Paved

Roof Shingle

Foundation Slab

School Information

Elementary Lost Lake Elem

Middle Windy Hill Middle

High East Ridge High

Additional Information

Date Listed September 20th, 2025

Days on Market 5

Zoning PUD

HOA Fees 427

HOA Fees Freq. Monthly

Listing Details

Listing Office KELLER WILLIAMS ELITE PARTNERS III REALTY

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