

\$490,000 - 7484 Catania Loop, CLERMONT

MLS® #O6324325

\$490,000

3 Bedroom, 2.00 Bathroom, 1,720 sqft

Residential on 0.14 Acres

RIDGEVIEW PH 1, CLERMONT, FL

Unique Opportunity to acquire STUNNING home in Clermont! The Community of Ridgeview has expanded and now has access to Schofield Road and direct access (only 8 miles) to the very Popular HAMLIN AREA with wonderful restaurants, shops, Luxury Cinema and Entertainment venues like the new "Tiger Woods Pop Stroke Golf facility! Its also located just 8 miles from Downtown Clermont and close to Orange County Nationals Three golf Courses! For the Disney enthusiast the 429 makes access a breeze! THIS HOME SITS ON AN ELEVATED PREMIUM LOT WITH LOVELY VIEWS AND NO REAR NEIGHBORS! The original owner from Miami spared NO EXPENSE designing the interior to mimic an "Upscale Condo". The list of upgrades is VERY impressive but includes; Ceiling height raised to 9'4 foot, 8 foot interior doors throughout the home, KITCHENAID APPLIANCES, UPGRADED LARGE SINGLE SINK IN KITCHEN ISLAND. LUXURY VINYL PLANK FLOORING and upgraded base boards, Quartz Counter Tops in kitchen and both bathrooms, raised bathroom counters. Numerous extra downlights throughout the house. UPGRADED KITCHEN AND BATHROOM CABINETS WITH SOFT CLOSE DRAWERS AND CUPBOARDS, plus lower cupboard slideouts. Enlarged shower with Rain Shower head. Dual sinks in Master bathroom. Extra large master bedroom walk in closet. Pre wired surround sound and pre wired alarm system. MOTORIZED BLINDS



ON BOTH LARGE PATIO DOORS, ceiling fans in all bedrooms, family room and on the lanai. HIGH END PLANTATION SHUTTERS in each bedroom and also the kitchen nook window. Gutters and security floodlights and cameras. Whirlpool front loader washer and dryer on pedestals included in the sale. Garage floor has been treated with epoxy coating too.

The overall impression gives you an air of "SOPHISTICATION"! This home has to be viewed "in person" to truly appreciate it! This ELEGANT home really is "MOVE IN READY"! MAKE IT YOURS TODAY!

Built in 2021

Essential Information

MLS® #	O6324325
Price	\$490,000
Sold Price	\$470,000
Date Sold	October 10th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,720
Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	7484 Catania Loop
Area	Clermont
Subdivision	RIDGEVIEW PH 1
City	CLERMONT
County	Lake
State	FL

Zip Code 34714

Amenities

Parking Garage Door Opener, Guest, Off Street
of Garages 2

Interior

Interior Features Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Stone Counters, Thermostat
Appliances Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating Central
Cooling Central Air
Furnished Unfurnished

Exterior

Exterior Features Sidewalk, Sliding Doors, Sprinkler Metered
Roof Shingle
Foundation Slab

School Information

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

Additional Information

Date Listed July 5th, 2025
Days on Market 34
HOA Fees 92.71
HOA Fees Freq. Monthly

Listing Details

Listing Office ASPIRE REALTY PARTNERS

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Listing information last updated on October 12th, 2025 at 3:20am EDT