

\$840,000 - 9118 Edgewater Drive, CLERMONT

MLS® #U8233856

\$840,000

3 Bedroom, 3.00 Bathroom, 2,057 sqft
Residential on 2.50 Acres

N/A, CLERMONT, FL

Welcome to your dream lakefront retreat nestled on the shores of Lake Louisa in Florida! Located on a serene dead-end street with just 12 exclusive homes, this picturesque property offers unparalleled privacy and tranquility.

As you approach, you'll be captivated by the lush forest backdrop, providing the ultimate seclusion with no rear neighbors. Step inside to discover a meticulously updated 3-bedroom, 2.5-bathroom haven boasting modern comforts and timeless charm.

The heart of the home is the inviting open kitchen, seamlessly flowing into the family room adorned with a cozy wood-burning fireplace—ideal for gathering with loved ones or enjoying quiet evenings by the fire. The updated kitchen is a chef's delight, featuring stainless appliances, granite countertops, and ample storage space.

Entertain guests in style in the formal dining room, or easily convert it into a 4th bedroom to suit your needs.

Outside, a large patio shaded by majestic Cypress trees beckons you to unwind and soak in the breathtaking views of Lake Louisa. Marvel at the stunning eastern vistas, offering front-row seats to spectacular sunrises and dazzling fireworks displays from Disney & Epcot. You'll even catch the thrilling sight of shuttle launches from Cape Canaveral in the distance.

Boasting a 2-car attached carport and a detached boat/RV carport, this property



provides ample space for all your vehicles and outdoor gear. With direct access to the lake, embark on exciting adventures like fishing for largemouth bass, bluegill, and crappie or enjoy leisurely days of boating on the interconnected chain of 9 lakes. ** Very reasonable Flood Insurance at \$768. and Homeowner Insurance at \$2,843. Annually. **

Conveniently situated near Clermont, you'll have easy access to a variety of restaurants, bars, and entertainment options, ensuring endless opportunities for recreation and relaxation.

Don't miss your chance to own this unparalleled lakefront oasis where every day feels like a vacation. Schedule your private tour today and make this waterfront paradise your own! Will acceptable offer the Seller will credit the Buyer at closing \$10,000 to enclose the carport to convert to a 2 car garage.

Built in 1979

Essential Information

MLS® #	U8233856
Price	\$840,000
Sold Price	\$815,000
Date Sold	November 4th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,057
Acres	2.50
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Ranch, Traditional
Status	Sold

Community Information

Address	9118 Edgewater Drive
Area	Clermont
Subdivision	N/A
City	CLERMONT
County	Lake
State	FL
Zip Code	34711

Amenities

Parking	Circular Driveway, Driveway, Guest, Open, RV Carport
# of Garages	2
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Window Treatments
Appliances	Dishwasher, Electric Water Heater, Microwave, Range Hood, Refrigerator, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Exterior

Exterior Features	Sliding Doors, Storage
Lot Description	Flood Insurance Required, In County, Level, Private
Roof	Shingle
Foundation	Slab

School Information

Elementary	Pine Ridge Elem
Middle	Gray Middle
High	South Lake High

Additional Information

Date Listed	March 7th, 2024
Days on Market	568

Zoning

RES

Listing Details

Listing Office

COLDWELL BANKER REALTY

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