

# **\$594,999 - 3215 Park Branch Avenue, CLERMONT**

MLS® #G5092594

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## **\$594,999**

6 Bedroom, 5.00 Bathroom, 3,952 sqft  
Residential on 0 Acres

CLERMONT MAGNOLIA PARK PH I LT 01 ORB 02, CLERMONT, FL

\*\*\*\*\*HUGE PRICE IMPROVEMENT\*\*\*\*\*

10k TOWARDS CLOSING COSTS!!!!  
SELLERS ARE MOTIVATED.....BRING  
OFFERS!!!!!!

Welcome to 3215 Park Branch Lane â€“  
Where Luxury Meets Comfort  
Nestled in the heart of Clermont, this  
expansive 4,000+ sq. ft. home is the perfect  
blend of elegance, functionality, and prime  
location. Boasting a brand-new roof, a  
breathtaking backyard oasis with a stunning  
pool, and a spacious, well-designed interior,  
this home is ready to impress. Whether  
youâ€™re looking for a place to entertain,  
raise a family, or simply enjoy Florida living at  
its finest, 3215 Park Branch Lane is the perfect  
choice.

### **Grand First Impressions**

As you arrive, the homeâ€™s impressive curb  
appeal welcomes you with a manicured lawn,  
mature landscaping, and a brand-new roof that  
not only enhances the homeâ€™s aesthetics  
but also ensures durability for years to come.  
Step through the elegant entryway and  
experience a sense of openness, thanks to the  
high ceilings, abundant natural light, and  
thoughtfully designed floor plan.

### **Spacious & Functional Living Areas**

This home is designed to accommodate every  
lifestyle, offering multiple living and dining  
areas that flow seamlessly together. Whether  
you're hosting a formal dinner, enjoying a cozy  
movie night, or working from home, youâ€™ll  
find the perfect space for every occasion.



The gourmet kitchen features ample cabinetry, modern appliances, a spacious island, and plenty of counter spaceâ€”ideal for meal prepping and entertaining.

The living and family rooms provide generous space with large windows that overlook the pool and backyard, bringing the beauty of the outdoors inside.

A formal dining room offers the perfect setting for special occasions and holiday gatherings.

**Your Private Backyard Paradise**

Step outside to your own personal retreat! This beautifully landscaped backyard is designed for relaxation and entertainment. The sparkling pool, surrounded by a spacious deck, is perfect for taking a refreshing dip on hot Florida days. Whether you're enjoying a quiet morning coffee poolside, hosting a weekend BBQ, or unwinding after a long day, this outdoor space is one youâ€™ll never want to leave.

The large yard provides plenty of space for outdoor activities, pets, or even a future garden. Imagine evenings spent under the stars, entertaining friends, or simply enjoying the serene and private atmosphere that this home offers.

**Prime Location â€” The Best of Clermont & Beyond**

Beyond its stunning features, this home is perfectly situated in a desirable Clermont neighborhood with top-rated schools, shopping, dining, and entertainment all within minutes. Youâ€™ll love the convenience of being close to everything you need while still enjoying the peaceful suburban lifestyle.

**Great Schools â€”** Located in a highly-rated school district, making this an excellent choice for families.

**Shopping & Dining â€”** Minutes from Clermontâ€™s best shopping centers, restaurants, and cafes.

**Recreation & Outdoor Activities â€”** Enjoy nearby parks, trails, and the beautiful Clermont

Chain of Lakes.

Easy Access to Orlando – Just 30 minutes to downtown Orlando, making commuting or weekend trips to theme parks and attractions a breeze.

Make This Dream Home Yours!

Homes like 3215 Park Branch Lane don’t come around often! With over 4,000 sq. ft. of living space, a brand-new roof, and a stunning pool and backyard, this home is move-in ready and waiting for its next owner.

Schedule your private showing today!

Built in 2006

**Essential Information**

MLS® #	G5092594
Price	\$594,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,952
Acres	0.20
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	3215 Park Branch Avenue
Area	Clermont
Subdivision	CLERMONT MAGNOLIA PARK PH I LT 01 ORB 02
City	CLERMONT
County	Lake
State	FL
Zip Code	34711

**Amenities**

Parking	Garage Door Opener, Oversized
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# of Garages	3
Has Pool	Yes

### Interior

Interior Features	Eat-in Kitchen, Living Room/Dining Room Combo, Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Exhaust Fan, Microwave
Heating	Central
Cooling	Central Air
# of Stories	1

### Exterior

Lot Description	City Limits, Sidewalk, Paved
Roof	Shingle
Foundation	Slab

### School Information

Elementary	Lost Lake Elem
Middle	Windy Hill Middle
High	East Ridge High

### Additional Information

Days on Market	113
Zoning	R-1

Listing Information Courtesy of The Florida Property Shop Sale

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Listing information last updated on May 31st, 2025 at 11:18pm EDT