

Single Family Residence **RESIDENTIAL**

3546 WIND RIVER RUN

CLERMONT, FL 34711

\$425,223 TopHap Estimate · \$206 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,066 ft²

LIVING AREA

0.25 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$425K

\$393K low

\$457K high

Last Sale

\$335,000 · Jun 7, 2021

Est. Owner Equity

\$100,273

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$4,927 (2024)
Assessed Value	\$329,730
Previous Assessed	\$320,130
Assessor Market Value	\$359,502

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 345 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2021	Resale	Warranty Deed	\$335,000	\$162	\$325K
Jan 26, 2010	Resale	Grant Deed	\$150,000	\$73	
Dec 1, 2009	Recorded document	Trustees Deed			
Dec 1, 2009	Recorded document	Trustees Deed			
Oct 30, 2006	Resale	Grant Deed	\$333,900	\$162	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.6 mi
Lost Lake Elementary School	Elementary	PK–5	2.8 mi
East Ridge High School	High	9–12	3.2 mi

District: Lake County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 34711

51 CRIME INDEX	201 AIR POLLUTION	81,078 POPULATION	\$83K MEDIAN IN-COME	72°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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