

Single Family Residence **RESIDENTIAL**

3578 WIND RIVER RUN

CLERMONT, FL 34711

\$575,947 TopHap Estimate · \$228 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,526 ft²

LIVING AREA

0.25 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$576K

\$516K low

\$636K high

Last Sale

\$620,000 · Apr 19, 2024

Est. Owner Equity

\$355,947

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$7,087 (2024)
Assessed Value	\$415,235
Previous Assessed	\$343,050
Assessor Market Value	\$415,235

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	Spa/Hot Tub (Only)

Porch · 191 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2024	Resale	Warranty Deed	\$620,000	\$245	\$220K
Aug 31, 2023	Resale	Warranty Deed	\$560,000	\$222	\$490K
Nov 8, 2019	Resale	Warranty Deed	\$365,000	\$144	\$329K
Feb 23, 2010	Resale	Warranty Deed	\$139,930	\$55	\$196K
Oct 31, 2006	Resale	Special Warranty Deed	\$415,000	\$164	\$332K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.6 mi
Lost Lake Elementary School	Elementary	PK–5	2.9 mi
East Ridge High School	High	9–12	3.3 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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