

Single Family Residence **RESIDENTIAL**

3539 WIND RIVER RUN

CLERMONT, FL 34711

\$486,501 TopHap Estimate · \$193 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,526 ft²
LIVING AREA

0.24 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$487K

\$455K low

\$518K high

Last Sale

\$265,000 · Feb 22, 2017

Est. Owner Equity

\$486,501

TAX & ASSESSMENT

Property Tax	\$3,916 (2024)
Assessed Value	\$270,490
Previous Assessed	\$262,620
Assessor Market Value	\$398,692

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 413 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2017	Resale	Warranty Deed	\$265,000	\$105	
Jan 19, 2007	Resale	Grant Deed	\$426,800	\$169	\$341K

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	3.3 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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