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# 3110 Sanctuary Drive

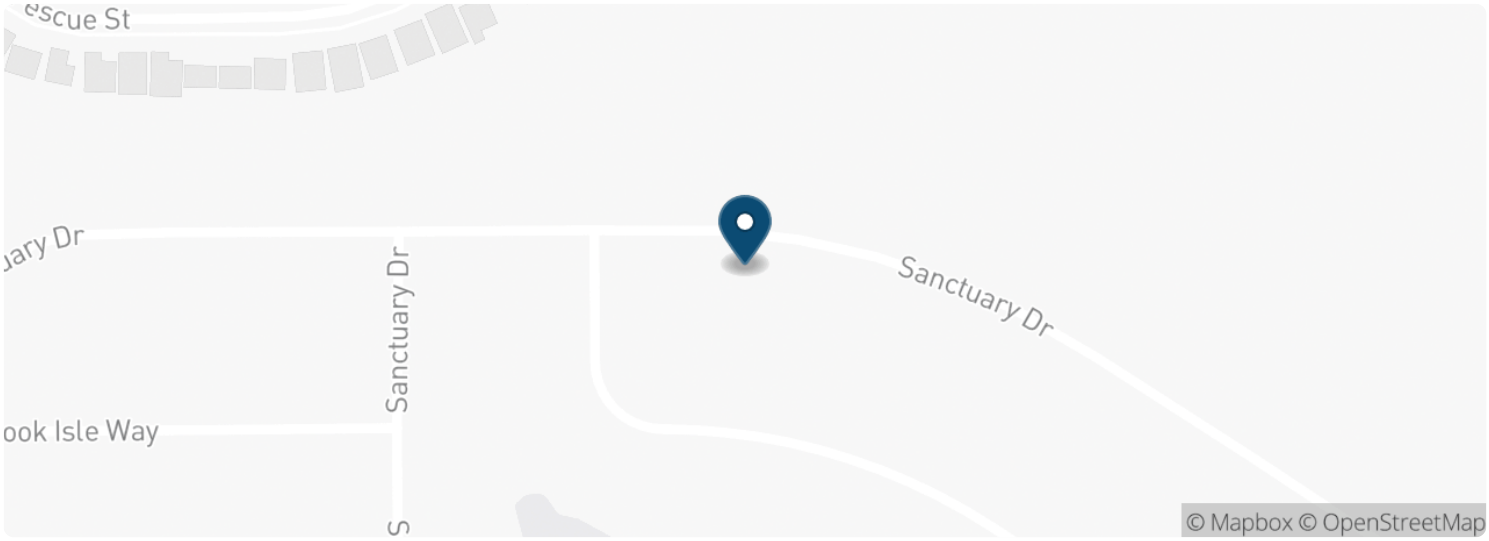
$464,000

Single Family Residence · Clermont, FL 34714

| 4 | 3 | 2,387 | Private |
|---|---|---|---|
| beds | baths | sqft | pool |

View online

| Year built | Price per sqft | Days on market | Listed | HOA | MLS # |
|---|---|---|---|---|---|
| 2024 | $194 | 232 days | Mar 4, 2026 | $55 Semi-Annually | O6382004 |



# Property overview

## About this property

Short Sale. NOW OFFERED AT $464,000! Built in 2024, this 4-bedroom, 3-bath KB Home in The Sanctuary offers move-in-ready value compared to building new — with a fenced backyard, screened-in lanai, and above-ground pool already in place. This desirable two-story layout features a hard-to-find first-floor bedroom and full bath, perfect for guests, multigenerational living, or a private office. The open-concept main level connects the kitchen, dining, and living areas, while the upstairs loft provides flexible space for a media room, playroom, or second lounge. Located in growing Clermont, close to Disney, Orlando attractions, shopping, dining, and entertainment, while still offering a quieter suburban setting outside the heavy tourist traffic. Community amenities include a resort-style pool, fitness center, and playground. Zoned for Sawgrass Bay Elementary. Save now and don't wait to build! **Short sale. List price is not lender-approved. All offers and sale terms are subject to seller acceptance and third-party mortgage lender approval.**

## Key features

LEVELS
Two

LOT
5,100 sqft

FACES
South

PARKING
2-car garage

OUTDOOR
Screened, Rear Porch

POOL
Above Ground

VIEW
Water

PETS
Dogs OK, Cats OK

# Property & ownership details

## Home

| | | | |
|---|---|---|---|
| Property type | Single Family Residence | Year built | 2024 |
| Faces | South | Rooms | 11 |
| Living area | 2,387 sqft | Total building area | 3,125 sqft |
| Architectural style | Contemporary | Levels | Two |
| Bedrooms | 4 | Bathrooms | 3 |
| Full bathrooms | 3 | Cooling | Central Air |
| Heating | Central, Electric | Lot size | 5,100 sqft |
| Construction materials | Block, Stucco | Roof | Shingle |

## Accommodation & amenities

| | | | |
|---|---|---|---|
| Appliances | Electric Water Heater, Microwave, Range, Dishwasher | Flooring | Carpet, Tile |
| Laundry | Laundry Room | Exterior features | Private Yard |
| Patio and porch | Screened, Rear Porch | Pool features | Above Ground |
| View | Water | | |

## Parking & access

| | | | |
|---|---|---|---|
| Attached garage | Yes | Garage spaces | 2 |
| Covered spaces | 2 | Road surface | Paved |

## Community & HOA

| | | | |
|---|---|---|---|
| Primary association | Empire Mgmt Grp / Oscar Trujillo | Primary association fee | $55 |
| Primary fee frequency | Semi-Annually | Land lease | No |
| Senior community | No | Pets allowed | Dogs OK, Cats OK |

## Utilities & services

| | |
|---|---|
| Utilities | Cable Available, Water Connected, Electricity Connected, Sewer Connected |

# Price & sale history

Asking price reduced by $51,000 (9.9%) since first listed.

| Date | Event | Price | Change |
|---|---|---|---|
| Oct 9, 2026 | **Price reduced**<br>MLS #O6382004 | **$464,000** | -9.9%<br>-$51,000 |
| Mar 4, 2026 | **Listed for sale**<br>MLS #O6382004 | **$515,000** | — |

History may be incomplete.

**Stellar MLS / IDX**

StellarMLS

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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT