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No photos available

12330 Aviva Way

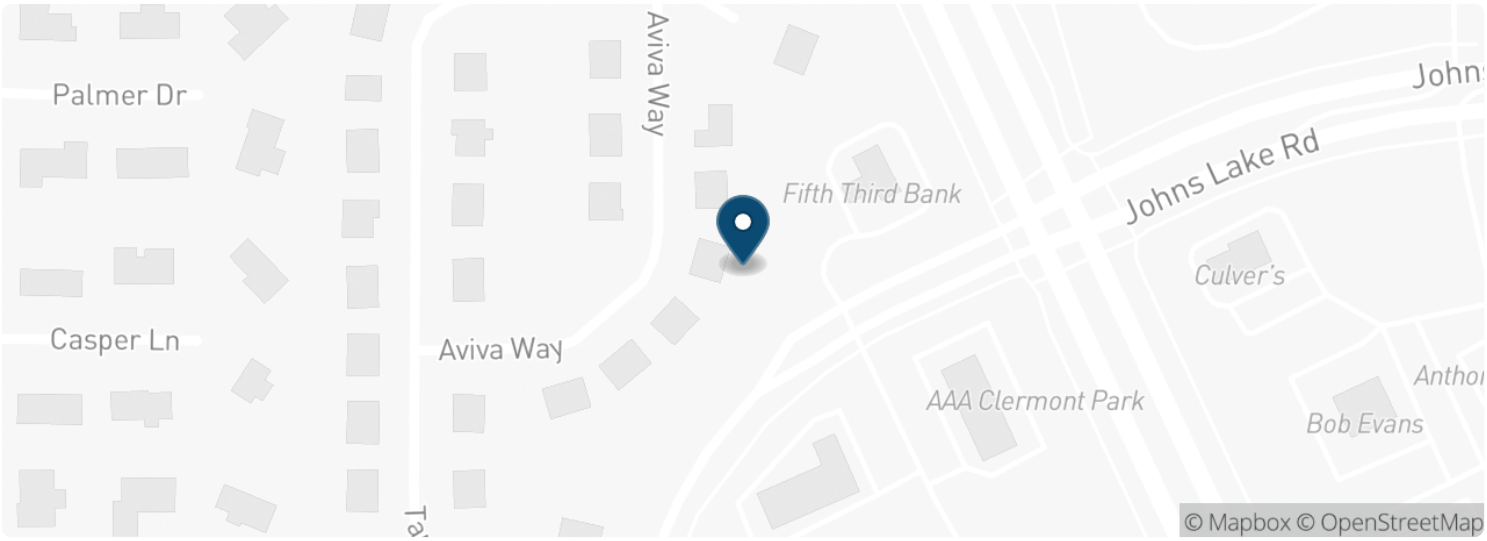
$399,950

Single Family Residence · Clermont, FL 34711

View online

3	2	1,593
beds	baths	sqft

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2010	$251	50 days	Sep 2, 2026	$283 Semi-Annually	S5156855



Property overview

About this property

BEAUTIFUL ELEVATED LOCATION WITH AMAZING CLERMONT VIEWS! Welcome to this move-in-ready 3-bedroom, 2-bath home in the desirable Summit Ridge community, ideally positioned along an elevated street and offering beautiful panoramic views from the backyard. Situated on an impressive 0.58-acre lot, the property provides plenty of outdoor space, a large covered lanai, and the perfect setting to relax and enjoy Clermont's rolling landscape and theme park fireworks in the distance. Inside, the home features an open-concept layout with a spacious kitchen offering stainless steel appliances, granite countertops, center island, pantry, and ample cabinetry. The private Owner's Suite includes a walk-in closet, dual sinks, and a renovated tiled walk-in shower. Recent updates include a 2019 roof, 2025 HVAC system, 2025 rain gutters, 2026 interior and exterior paint, and bedroom carpeting less than one year old. A 2-car garage adds additional convenience. Located near Hwy 27, Hwy 50, Florida's Turnpike, Downtown Clermont, shopping, dining, schools, and entertainment. A unique opportunity to own a spacious Clermont home where the location, lot, and incredible views truly set it apart! Schedule your showing appointment today!

Key features

LEVELS
One

LOT
25,070 sqft

FACES
West

PARKING
2-car garage

OUTDOOR
Rear Porch, Covered

VIEW
Garden, Trees/Woods, City

PETS
Dogs OK, Cats OK

Property & ownership details

Home

Property type	Single Family Residence	Year built	2010
Faces	West	Rooms	8
Living area	1,593 sqft	Total building area	2,242 sqft
Architectural style	Traditional	Levels	One
Bedrooms	3	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central, Heat Pump	Lot size	25,070 sqft
Construction materials	Block, Stucco	Lot features	Gentle Sloping
Roof	Shingle		

Accommodation & amenities

Appliances	Disposal, Refrigerator, Microwave, Range, Dishwasher	Flooring	Carpet, Ceramic Tile
Laundry	Inside, Laundry Room	Exterior features	Rain Gutters
Patio and porch	Rear Porch, Covered	View	Garden, Trees/Woods, City
Window features	Blinds		

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt

Community & HOA

Primary association	Summit Ridge Homeowners Association Inc	Primary association fee	$283
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 $8,050 (2%) since first listed.

Date	Event	Price	Change
Sep 11, 2026	**Price reduced** MLS #S5156855	**$399,950**	-2% -$8,050
Sep 2, 2026	**Listed for sale** MLS #S5156855	**$408,000**	—

History may be incomplete.

Stellar MLS / IDX

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