

# 1106 WILLOW BRANCH DR

<https://theteamjimenez.com>



Welcome to a refined four bedroom, two bath, single story residence with 2,167 square feet in the guard gated Avalon Lakes community. A graceful arched entry and manicured landscaping set the tone, and inside you are welcomed by soaring vaulted ceilings and sun filled front living and formal dining rooms framed by arched transom windows. [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2167 sq ft



## Basics



### Call us now

Phone: (914) 230-2513  
Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)  
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 12

**Lot size:** 8458 sq ft

**ListOfficeName:** REAL BROKER, LLC.

**Zoning:** P-D

**Bathrooms Full:** 2

**Homestead:** 1

**Flood Zone Date:** 2009-09-25

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.19

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 2167 sq ft

**Year built:** 2005

**Parcel Number:** 312232052900440

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

**Flood Zone Code:** X

**Listing Contract Date:** 2026-02-09

**AdditionalRooms:** Family Room

**PhotosCount:** 35

**List Agent MLS ID:** 261209159

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## Rooms



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Room type	Level
Kitchen	First
Dining Room	First
Family Room	First
Living Room	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 3	First
Bedroom 2	First
Bedroom 4	First
Bathroom 2	First
Laundry	First
Balcony/Porch/Lanai	First

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## Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2750 sq ft

**Levels:** One

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Amenities & Features

**Features:** Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Playground, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk

**Utilities:** Public

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Ceramic Tile, Luxury Vinyl

**Laundry Features:** Laundry Room

**PoolPrivateYN:** Yes

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**WindowFeatures:** Blinds

**PoolFeatures:** Deck, Heated, In Ground, Screen Enclosure

**Patio & Porch Features:** Covered, Deck, Rear Porch, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric, Heat Pump

**CoolingYN:** Yes

**FireplaceYN:** No

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## Nearby Schools

**Middle Or Junior School:** Timber Springs Middle

**Elementary School:** Timber Lakes Elementary

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## Fees and Taxes



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**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$1,320

**CDDYN:** -81.156158, 28.536944,

**Total Monthly Fees:** \$110



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