

# 1109 BLACKWOLF RUN RD

<https://theteamjimenez.com>



\$427,000

**JUST REDUCED - MOTIVATED SELLER! OVERSIZED LOT, DISNEY FIREWORKS VIEWS, REMOTE-CONTROLLED SCREENED LANAI & NO REAR NEIGHBORS!**  
Welcome to this beautifully updated, move-in-ready home in the guard-gated Champions Gate Golf & Country Club, just minutes from Walt Disney World and Orlando's top attractions—perfect for relocation buyers, a primary residence, or a second home near Disney. [...]



- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2269 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:** 3

**Lot size:** 9148 sq ft

**ListOfficeName:** THE C SMITH REAL ESTATE GROUP LLC

**Zoning:** PUD

**Bathrooms Full:** 2

**Homestead:** 1

**Flood Zone Date:** 2013-06-18

**OccupantType:** Owner

**PhotosCount:** 39

**List Agent MLS ID:** 261219496

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 2269 sq ft

**Year built:** 2019

**Parcel Number:** 302527512100011880

**GarageSpaces:** 2

**Minimum Lease:** 8-12 Months

**Flood Zone Code:** X

**Listing Contract Date:** 2026-01-07

**AssociationYN:** 1

**LotSizeAcres:** 0.21

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## Rooms

Room type	Level
Living Room	First
Primary Bedroom	First
Kitchen	First

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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2269 sq ft

**Levels:** One

**Exterior material:** Block



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## Amenities & Features

**Features:** Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Public, Street Lights, Water Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**ExteriorFeatures:** Balcony

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Laminate

**Laundry Features:** Inside

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$11,328

**CDDYN:** -81.636638, 28.276754, 1

**Total Monthly Fees:** \$944



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