

# 11450 ARBORSIDE BEND WAY

<https://theteamjimenez.com>



Beautifully maintained 4BR/3BA pool home in gated Glenmuir, Windermere. Open floor plan with high ceilings, formal dining, and spacious family room. Kitchen with breakfast nook overlooks screened pool/lanai. Primary suite features dual closets, spa bath, and pool access. Home includes water softener system, water heater from 2022 and air handler from 2020. Enjoy a private [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2622 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:** 3 baths

**Total rooms:** 8

**Lot size:** 10855 sq ft

**ListOfficeName:** LOKATION

**Zoning:** P-D

**Bathrooms Full:** 3

**Homestead:** 1

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

**OccupantType:** Vacant

**PhotosCount:** 50

**List Agent MLS ID:** 261224574

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 2622 sq ft

**Year built:** 2002

**Parcel Number:** 242327269401170

**GarageSpaces:** 2

**Minimun Lease:** 7 Months

**Flood Zone Code:** X

**Listing Contract Date:** 2025-10-22

**AssociationYN:** 1

**LotSizeAcres:** 0.25

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## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	7.5x11.9	First	11.9	7.5
Living Room	20.7x17.7	First	17.7	20.7
Office	10.3x11.9	First	11.9	10.3
Primary Bedroom	12.6x17.7	First	17.7	12.6
Primary Bathroom	15x11.7	First	11.7	15
Laundry	14.3x5.1	First	5.1	14.3
Kitchen	19.1x15.6	First	15.6	19.1
Family Room	15.2x20	First	20	15.2

## Building Details

**Sewer:** Septic Tank

**Building Area Total:** 3267 sq ft

**Foundation Details:** Slab

**Levels:** One

**New Construction YN:** No

**Exterior material:** Block, Stucco

**Roof:** Concrete

## Amenities & Features



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**Features:** Ceiling Fan(s)

**CommunityFeatures:** Playground

**PoolFeatures:** In Ground

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Tile

**Laundry Features:** Electric Dryer Hookup, Laundry Room

**PoolPrivateYN:** Yes

**Amenities:** Dishwasher, Washer

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$2,040

**CDDYN:** -81.562489, 28.470189,

**Total Monthly Fees:** \$170



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