

# 11537 CHATEAUBRIAND AVE

<https://theteamjimenez.com>



CHARMING ELEGANCE | Welcome to this beautifully maintained 2,272 sq ft, 3-bedroom, 2-bath home ideally located on the border of Windermere and Horizons West, offering convenient access to everything both areas have to offer. Nestled in a desirable family-friendly neighborhood, this home features a spacious open and split floor plan, highlighted by 9-foot ceilings and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2272 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:** 10  
**Lot size:** 7462 sq ft  
**ListOfficeName:** FOLIO REALTY LLC  
**Zoning:** P-D  
**Bathrooms Full:** 2  
**Homestead:** 1  
**Flood Zone Date:** 2009-09-25  
**OccupantType:** Owner  
**PhotosCount:** 56  
**List Agent MLS ID:** 261223007

**Type:** Residential  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Area:** 2272 sq ft  
**Year built:** 2014  
**Parcel Number:** 062428511702370  
**GarageSpaces:** 2  
**Minimun Lease:** 1-2 Years  
**Flood Zone Code:** X  
**Listing Contract Date:** 2026-03-19  
**AssociationYN:** 1  
**LotSizeAcres:** 0.17

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x15	First	15	17
Foyer	23x6	First	6	23
Bedroom 2	12x11	First	11	12
Dining Room	14x11	First	11	14
Great Room	20x16	First	16	20
Bedroom 3	12x11	First	11	12
Family Room	13x12	First	12	13
Primary Bathroom	10x9	First	9	10
Bathroom 2	8x8	First	8	8
Kitchen	17x10	First	10	17

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 3186 sq ft

**Levels:** One

**Exterior material:** Block, Stucco



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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, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Park, Playground

**Utilities:** Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Street Lights, Water Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

**ExteriorFeatures:** Courtyard, Irrigation System, Playground, Private Mailbox, Sidewalk, Sprinkler Metered

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside

**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Horizon West Middle School **Elementary School:** Castlevue Elementary

**High School:** Windermere High School

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## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,280

**CDDYN:** -81.55502, 28.432472,

**Total Monthly Fees:** \$106.67



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