

# 1264 HANOVERIAN DR

<https://theteamjimenez.com>



\$349,999

HGTV-Worthy Beauty with Stunning Lake Views! Built in 2024 and selected by HGTV for its exceptional beauty and breathtaking lake view, this Eden Hills home is the definition of effortless elegance and modern living. From the moment you enter, it's clear this home was thoughtfully designed and fully completed—no delays, no unfinished projects, just move-in-ready [...]



- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1830 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:** 9  
**Lot size:** 5502 sq ft  
**ListOfficeName:** EXP REALTY LLC  
**GarageSpaces:** 2  
**Minimun Lease:** 1-2 Years  
**Flood Zone Code:** X  
**Listing Contract Date:** 2025-08-07  
**AssociationYN:** 1  
**LotSizeAcres:** 0.13

**Type:** Residential  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Area:** 1830 sq ft  
**Year built:** 2024  
**Parcel Number:** 262719489375000490  
**Bathrooms Full:** 2  
**Homestead:** 1  
**Flood Zone Date:** 2016-12-22  
**OccupantType:** Owner  
**PhotosCount:** 35  
**List Agent MLS ID:** 272508465

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bathroom	10x10	First	10	10
Living Room	15.1x16.4	First	16.4	15.1
Primary Bedroom	12x15	First	15	12
Bedroom 2	10.4x11	First	11	10.4
Dining Room	11x10.5	First	10.5	11
Bedroom 3	10.4x11	First	11	10.4
Kitchen	18x11.3	First	11.3	18
Bathroom 4	11x11.8	First	11.8	11
Balcony/Porch/Lanai		First		

## Building Details

- Sewer:** Public Sewer
**Foundation Details:** Block
**NewConstructionYN:** No
**Roof:** Shingle

**Building Area Total:** 1828 sq ft
**Levels:** One
**Exterior material:** Stucco
**Parking:** Driveway, Garage Door Opener

## Amenities & Features



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**Features:** Ceiling Fan(s), Kitchen/Family Room Combo, Open Floorplan

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Park, Playground, Sidewalks

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Ceramic Tile, Laminate

**Laundry Features:** Inside

**PoolPrivateYN:** No

## Nearby Schools

**Middle Or Junior School:** Stambaugh Middle

**Elementary School:** Lake Alfred Elem

**High School:** Auburndale High School

## Fees and Taxes

**Association Fee Frequency:** Annually

**CDDYN:** -81.750722, 28.115314, 1

**Total Annual Fees:** \$200

**Total Monthly Fees:** \$16.67



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