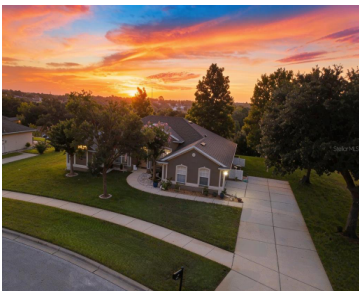


12734 COLONNADE CIR

https://theteamjimenez.com



Welcome to 12734 Colonnade Circle, where elevated living meets timeless Florida charm. Perched on one of Clermont’s highest elevations, this meticulously maintained Banyan-built home offers the rare opportunity to enjoy sunrise from the lanai, sunset from the front porch, refreshing hilltop breezes, and even rocket launches lighting up the eastern sky. Situated on a generous [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2112 sq ft



Basics



Call us now

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

Category: Single Family Residence

Status: Active

Bathrooms: 2 baths

Total rooms: 13

Lot size: 17990 sq ft

ListOfficeName: FLORIDA LIFESTYLE
REALTY GROUP

Zoning: R-2

Bathrooms Full: 2

Homestead: 1

Flood Zone Date: 2012-12-18

OccupantType: Owner

AssociationYN: 1

LotSizeAcres: 0.41

Type: Residential

Bedrooms: 3 beds

Half baths: 0 half baths

Area: 2112 sq ft

Year built: 2005

Parcel Number: 062326200000000600

GarageSpaces: 2

Minimun Lease: 6 Months

Flood Zone Code: X

Listing Contract Date: 2026-07-29

AdditionalRooms: Attic, Den/Library/Office, Family
Room, Formal Dining Room Separate, Great Room,
Inside Utility

PhotosCount: 48

List Agent MLS ID: 261067489

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x18	First	18	18
Office	12x11	First	11	12
Bathroom 2	5x14	First	14	5
Primary Bathroom	11x23	First	23	11
Foyer	8x7	First	7	8
Bedroom 2	14x11	First	11	14
Balcony/Porch/Lanai	10x41	First	41	10
Dinette	10x7	First	7	10
Bedroom 3	12x11	First	11	12
Utility Room	6x7	First	7	6
Primary Bedroom	21x13	First	13	21
Kitchen	15x14	First	14	15
Dining Room	12x11	First	11	12

Building Details



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Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Other Structures: Shed(s)

Sewer: Public Sewer

Building Area Total: 2890 sq ft **Foundation Details:** Slab

Levels: One

Architectural Style: Contemporary

New Construction YN: No

Exterior material: Block, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Garage Faces Side, Ground Level, Oversized, Parking Pad

Amenities & Features

Features: Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Community Features: Deed Restrictions

Exterior Features: Irrigation System, Sidewalk, Sliding Doors, Storage

Patio & Porch Features: Covered, Front Porch, Rear Porch, Screened

Garage YN: Yes

Cooling: Central Air

Heating: Central, Electric, Heat Pump

Cooling YN: Yes

Fireplace YN: No

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

Window Features: Double Pane Windows, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Public, Sewer Available, Sewer Connected, Street Lights, Water Available, Water Connected

Waterfront available: No

Attached Garage YN: Yes

Flooring: Carpet, Ceramic Tile, Epoxy, Laminate, Porcelain Tile

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Pool Private YN: No

Nearby Schools

Middle Or Junior School: East Ridge Middle **Elementary School:** Pine Ridge Elem

High School: East Ridge High



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Fees and Taxes

Association Fee Frequency: Semi-Annually

Total Annual Fees: \$450

CDDYN: -81.740158, 28.516934,

Total Monthly Fees: \$37.50



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