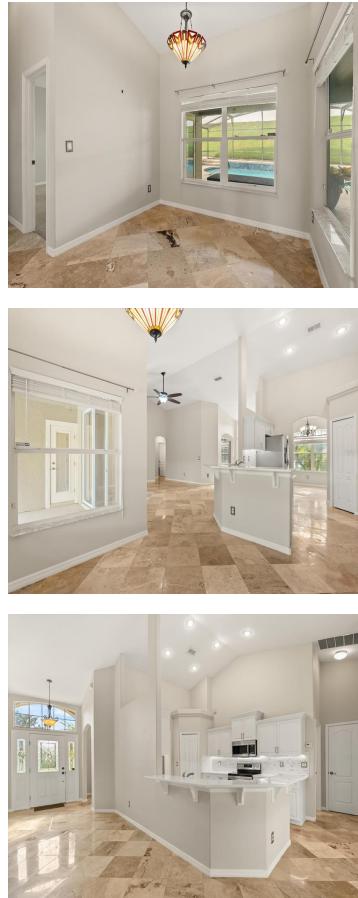


# 12807 COLONNADE CIR

<https://theteamjimenez.com>



Bright and light meticulously maintained 4 bedrooms, 3 full bathrooms one-story pool home with 2 car garage in a desirable Timberlane Community. Side entry garage. This spacious and modern home offers the perfect blend of comfort and functionality. Open floor plan with vaulted ceilings and blinds. Open Great Room. New roof in 2025. Large and [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2228 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:** 10

**Lot size:** 18225 sq ft

**ListOfficeName:** CHARLES RUTENBERG REALTY  
ORLANDO

**Zoning:** R-2

**Bathrooms Full:** 2

**Flood Zone Code:** X

**Listing Contract Date:** 2025-10-09

**AdditionalRooms:** Attic

**PhotosCount:** 38

**List Agent MLS ID:** 261092137

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2228 sq ft

**Year built:** 2005

**Parcel Number:** 062326200000001100

**GarageSpaces:** 2

**Homestead:** 1

**Flood Zone Date:** 2012-12-18

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.42

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## Rooms



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

Room type	Dimensions	Level	Length	Width
Dining Room	11x11	First	11	11
Great Room	19x16	First	16	19
Primary Bedroom	13x13	First	13	13
Primary Bathroom	12x11	First	11	12
Bedroom 2	12x11	First	11	12
Bedroom 3	12x12	First	12	12
Bedroom 4	12x11	First	11	12
Kitchen	13x10	First	10	13
Balcony/Porch/Lanai	22x14	First	14	22
Dinette	9x10	First	10	9

## Building Details

**Sewer:** Public Sewer

**Fencing:** Fenced, Vinyl

**Levels:** One

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2882 sq ft

**Foundation Details:** Slab

**New Construction YN:** No

**Roof:** Shingle



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## Amenities & Features

**Features:** Ceiling Fan(s)

**WindowFeatures:** Blinds, Drapes

**PoolFeatures:** Gunite, In Ground, Lighting, Salt Water, Screen Enclosure

**Patio & Porch Features:** Covered, Enclosed, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric, Heat Pump

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Disposal, Dryer, Microwave, Washer

**ExteriorFeatures:** French Doors, Garden, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Street Lights, Underground Utilities, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Bamboo, Carpet, Travertine

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

**PoolPrivateYN:** Yes

## Nearby Schools

**Middle Or Junior School:** Windy Hill Middle **Elementary School:** Pine Ridge Elem

**High School:** East Ridge High

## Fees and Taxes

**Association Fee Frequency:** Annually

**Total Annual Fees:** \$450

**CDDYN:** -81.740734, 28.518392,

**Total Monthly Fees:** \$37.50



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