

# 13 BRADFORD CT

<https://theteamjimenez.com>



Pre-Construction. To be built. Poinciana, FL, is a charming suburban community surrounded by stunning natural beauty. With a variety of local amenities, including shopping, dining, parks, and recreational activities, it offers a relaxed yet vibrant lifestyle where you can enjoy both tranquility and convenience. Step through the covered front entry into the inviting Iris floor [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2052 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:** 7710 sq ft

**ListOfficeName:** NEW HOME STAR FLORIDA LLC

**Zoning:** OPUD

**Bathrooms Full:** 2

**Flood Zone Code:** X

**Listing Contract Date:** 2025-03-10

**AdditionalRooms:** Den/Library/Office, Great Room,  
Inside Utility

**PhotosCount:** 25

**List Agent MLS ID:** 261088149

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 2052 sq ft

**Year built:** 2025

**Parcel Number:** 252628611212630260

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

**Flood Zone Date:** 2013-06-18

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.18

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## Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	14.4x11.3	First	11.3	14.4
Primary Bedroom	13.9x17.1	First	17.1	13.9
Kitchen	21.1x9.5	First	9.5	21.1
Bedroom 3	10.1x12.1	First	12.1	10.1
Den	9.11x14.1	First	14.1	9.11
Bedroom 4	10.1x11.9	First	11.9	10.1
Laundry	6.5x14.1	First	14.1	6.5
Balcony/Porch/Lanai	18.8x9.4	First	9.4	18.8
Great Room	20x20.6	First	20.6	20

## Building Details

**Sewer:** Public Sewer  
**Foundation Details:** Slab  
**ArchitecturalStyle:** Ranch  
**Exterior material:** Vinyl Siding, Wood Frame  
**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2475 sq ft  
**Levels:** One  
**NewConstructionYN:** Yes  
**Roof:** Other, Shingle

## Amenities & Features



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**Features:** Eating Space In Kitchen, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**WindowFeatures:** Blinds, ENERGY STAR Qualified Windows, Insulated Windows, Low-Emissivity Windows

**Utilities:** Cable Available

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**ExteriorFeatures:** Rain Gutters

**Patio & Porch Features:** Patio

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$1,080

**CDDYN:** -81.492198, 28.167809,

**Total Monthly Fees:** \$90



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