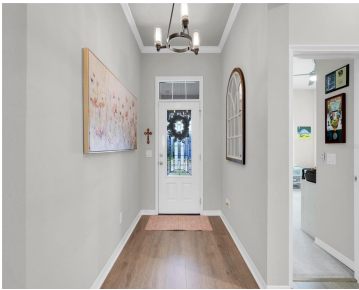
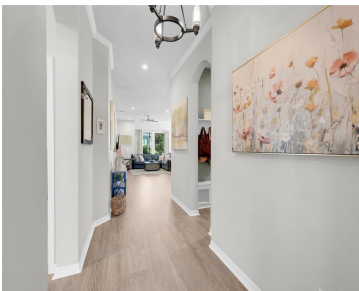


13304 MAGNOLIA VALLEY DR
https://theteamjimenez.com



This impressive home boasts 3 bedrooms, 2 baths plus bonus room/ flex space and is located in the highly sought-after John’s Lake Landing community! This beautiful property features tall ceilings, architectural archways, plantation shutters and custom window treatments, wood laminate flooring, mud room space, and exterior paint completed in 2025. The home has a bright [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2050 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: 7

Lot size: 6249 sq ft

ListOfficeName: CENTURY 21 BILL NYE REALTY

GarageSpaces: 2

Minimun Lease: 8-12 Months

Flood Zone Code: X

OccupantType: Owner

AssociationYN: 1

LotSizeAcres: 0.14

Type: Residential

Bedrooms: 3 beds

Half baths: 0 half baths

Area: 2050 sq ft

Year built: 2019

Parcel Number: 262226020700005500

Bathrooms Full: 2

Homestead: 1

Listing Contract Date: 2026-01-22

AdditionalRooms: Den/Library/Office

PhotosCount: 39

List Agent MLS ID: 254546630

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	13x13	First	13	13
Living Room	15x17	First	17	15
Bonus Room	13x10	First	10	13
Primary Bedroom	12x17	First	17	12
Bedroom 2	13x10	First	10	13
Dinette	7x18	First	18	7
Bedroom 3	13x13	First	13	13



Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

Building Details

Sewer: Public Sewer

Fencing: Vinyl

Levels: One

NewConstructionYN: No

Roof: Shingle

Building Area Total: 2750 sq ft

Foundation Details: Slab

ArchitecturalStyle: Contemporary

Exterior material: Block, Stucco

Amenities & Features

Features: Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

CommunityFeatures: Deed Restrictions, Playground, Pool, Sidewalks

ExteriorFeatures: Irrigation System, Sidewalk, Sliding Doors

Patio & Porch Features: Covered, Screened

GarageYN: Yes

Cooling: Central Air

Heating: Electric

CoolingYN: Yes

FireplaceYN: No

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

WindowFeatures: Shades, Shutters

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

Waterfront available: No

AttachedGarageYN: Yes

Flooring: Carpet, Vinyl

Laundry Features: Laundry Room

PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: East Ridge Middle **Elementary School:** Grassy Lake Elementary

High School: East Ridge High



Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

Fees and Taxes

Association Fee Frequency: Semi-Annually

Total Annual Fees: \$850

CDDYN: -81.672201, 28.539365,

Total Monthly Fees: \$70.83



Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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