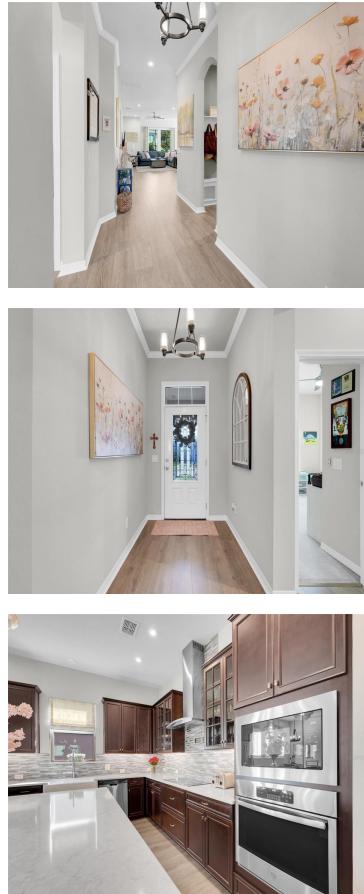


# 13304 MAGNOLIA VALLEY DR

<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](mailto: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



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## 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



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## Fees and Taxes

**Association Fee Frequency:** Semi-Annually

**Total Annual Fees:** \$850

**CDDYN:** -81.672201, 28.539365,

**Total Monthly Fees:** \$70.83



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