

# 13427 BLUE HERON BEACH DR ##2-1207

<https://theteamjimenez.com>



Great opportunity to own a stunning high-floor corner unit with breathtaking views of Lake Bryan in the heart of Lake Buena Vista. Recently updated with vinyl floor covering in both bedrooms, new AC and water heater in 2025. This turnkey investment property allows for short-term rentals, making it an excellent opportunity for investors or those [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1078 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:** Condominium

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 4

**Lot size:** 1078 sq ft

**ListOfficeName:** ENGEL & VOLKERS ORLANDO DR PHILLIPS

**Zoning:** P-D

**Minimun Lease:** 1-7 Days

**Flood Zone Code:** X

**OccupantType:** Vacant

**PhotosCount:** 21

**List Agent MLS ID:** 261215296

**Type:** Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1078 sq ft

**Year built:** 2006

**Parcel Number:** 272428064801207

**Bathrooms Full:** 2

**UnitNumber:** #2-1207

**Listing Contract Date:** 2026-01-23

**AssociationYN:** 1

**LotSizeAcres:** 0.02

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x12	First	12	13
Kitchen	12x8	First	8	12
Primary Bedroom	11x11	First	11	11
Bedroom 2	12x11	First	11	12

## Building Details



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**Sewer:** Public Sewer  
**Fencing:** Fenced  
**Levels:** One  
**Exterior material:** Concrete  
**Parking:** Common, Under Building

**Building Area Total:** 1078 sq ft  
**Foundation Details:** Concrete Perimeter  
**NewConstructionYN:** No  
**Roof:** Membrane, Other

**Amenities & Features**

**Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Window Treatments

**CommunityFeatures:** Lake, Waterfront, Community Mailbox, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Sidewalks, Wheelchair Access

**ExteriorFeatures:** Balcony, Outdoor Grill, Sidewalk, Sliding Doors

**Patio & Porch Features:** Rear Porch

**GarageYN:** No

**AttachedGarageYN:** No

**Flooring:** Luxury Vinyl, Tile

**Laundry Features:** Inside, Laundry Closet

**PoolPrivateYN:** No

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

**WindowFeatures:** Blinds, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Street Lights, Underground Utilities, Water Connected

**Waterfront available:** Yes

**Waterfront Features:** Lake, Waterfront, Lake Front

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

**Fees and Taxes**

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$11,928

**CDDYN:** -81.500889, 28.368401,

**Total Monthly Fees:** \$994



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