

# 13500 FOUNTAINBLEAU DR

<https://theteamjimenez.com>



\$342,000



Step into this stunning 3-bedroom, 2.5-bath, end-unit two-story townhome in the prestigious 24/7 guard-gated community of Magnolia Pointe, where resort-style living meets unbeatable convenience. This beautifully designed home checks every box—style, space, security, and amenities—all just moments from the best of Clermont and Winter Garden. Inside, an open-concept layout seamlessly connects the living, dining, and [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1944 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:** 3

**Lot size:** 1380 sq ft

**ListOfficeName:** MARK SPAIN REAL ESTATE

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

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

**OccupantType:** Vacant

**PhotosCount:** 34

**List Agent MLS ID:** 105025412

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 1944 sq ft

**Year built:** 2016

**Parcel Number:** 252226135000009600

**Bathrooms Full:** 2

**Flood Zone Code:** X

**Listing Contract Date:** 2026-06-12

**AssociationYN:** 1

**LotSizeAcres:** 0.03

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	Second

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2650 sq ft

**Levels:** Two

**Exterior material:** Block, Stucco



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## Amenities & Features

**Features:** Ceiling Fan(s)

**CommunityFeatures:** Community Boat Ramp, Water Access, Clubhouse, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Public

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Cooktop, Dishwasher, Microwave, Range, Refrigerator

**ExteriorFeatures:** Sliding Doors

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Luxury Vinyl, Tile

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

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$5,492

**CDDYN:** -81.669058, 28.541624,

**Total Monthly Fees:** \$457.67



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