

# 13618 BRIAND AVE

<https://theteamjimenez.com>



\$599,000



One of the best townhomes in Laureate Park with WATER VIEWS! This modern, open-concept 3 bed, 2 1/2 bath home's many custom options include: expanded lanai & courtyard, high-end appliances, quartz counters, bright cabinets, custom tile backsplash, and engineered hardwood floors. Natural light fills the bright, open layout through many oversized windows and glass french [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2134 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:** Townhouse

**Status:** Active

**Bathrooms:** 3 baths

**Total rooms:** 4

**Lot size:** 6966 sq ft

**ListOfficeName:** FL PRO BROKERS LLC

**Zoning:** PD/AN

**Bathrooms Full:** 2

**Flood Zone Code:** X

**Listing Contract Date:** 2026-05-01

**AssociationYN:** 1

**LotSizeAcres:** 0.16

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2134 sq ft

**Year built:** 2018

**Parcel Number:** 302431485100010

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Flood Zone Date:** 2018-06-20

**OccupantType:** Owner

**PhotosCount:** 40

**List Agent MLS ID:** 261211541

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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	22x15	First	15	22
Primary Bedroom	15x13	First	13	15
Dining Room	15x10	First	10	15
Kitchen	15x10	First	10	15

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## Building Details



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

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 3599 sq ft

**Levels:** Two

**Exterior material:** Block

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## Amenities & Features

**Features:** Eating Space In Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor

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

**CommunityFeatures:** Waterfront, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Tennis Court(s)

**ExteriorFeatures:** Irrigation System

**Utilities:** BB/HS Internet Available, Electricity Available, Public, Sewer Available

**Waterfront available:** Yes

**GarageYN:** Yes

**Waterfront Features:** Waterfront, Pond

**AttachedGarageYN:** Yes

**Cooling:** Central Air

**Flooring:** Carpet, Engineered Hardwood, Porcelain Tile

**Heating:** Central

**Laundry Features:** Laundry Room

**CoolingYN:** Yes

**PoolPrivateYN:** No

**FireplaceYN:** No

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## Nearby Schools

**Middle Or Junior School:** Lake Nona Middle School

**Elementary School:** Laureate Park Elementary

**High School:** Lake Nona High

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**CDDYN:** -81.258375, 28.370764, 1

**Total Annual Fees:** \$5,908.80

**Total Monthly Fees:** \$492.40



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