

# 1513 BALSAM WILLOW TRL

<https://theteamjimenez.com>



\$645,000



All showings must be scheduled and confirmed in advance. Rare lakefront retreat in a security-guarded, gated community offering privacy, space, and peaceful water views. Major upgrades are already complete, including a fully permitted 2024 roof, updated electrical panel, newer HVAC (2023), and no polybutylene plumbing. Conveniently located approximately 15 minutes to Orlando International Airport and [...]

- 6 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3181 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:** 5 baths

**Total rooms:** 13

**Lot size:** 6250 sq ft

**ListOfficeName:** HONEST REAL ESTATE COMPANY

**Zoning:** P-D

**Bathrooms Full:** 4

**Homestead:** 1

**Listing Contract Date:** 2025-12-22

**AssociationYN:** 1

**LotSizeAcres:** 0.14

**Type:** Residential

**Bedrooms:** 6 beds

**Half baths:** 1 half bath

**Area:** 3181 sq ft

**Year built:** 2012

**Parcel Number:** 312233947303970

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

**Flood Zone Code:** X

**OccupantType:** Tenant

**PhotosCount:** 20

**List Agent MLS ID:** 261240043

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## Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	Second
Primary Bathroom	First
Bedroom 4	Second
Bedroom 3	Second
Bedroom 5	Second
Bathroom 2	First
Bathroom 5	Second
Bathroom 4	First
Bathroom 3	First
Living Room	Second
Dining Room	First
Kitchen	First

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## Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Mid-Century Modern

**Exterior material:** Block, Stucco

**Building Area Total:** 3181 sq ft

**Levels:** One

**New Construction YN:** No

**Roof:** Shingle

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## Amenities & Features

**Features:** Accessibility Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Exterior Features:** Irrigation System

**Waterfront available:** Yes

**Waterfront Features:** Lake Front

**Cooling:** Central Air

**Heating:** Central

**Cooling YN:** Yes

**Fireplace YN:** No

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Indoor Grill, Microwave, Other, Refrigerator, Washer

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Propane, Solar, Sprinkler Meter, Sprinkler Recycled, Water Available, Water Connected

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Flooring:** Carpet, Ceramic Tile, Concrete, Tile, Hardwood

**Laundry Features:** Common Area, Inside

**Pool Private YN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$708

**CDDYN:** -81.216399, 28.527133,

**Total Monthly Fees:** \$59



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