

# 1513 BALSAM WILLOW TRL

<https://theteamjimenez.com>



**\$645,000**



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 just minutes from UCF, with easy access to FL-417 [...]

- 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

## 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

**CDD YN:** -81.216399, 28.527133,

**Total Monthly Fees:** \$59



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