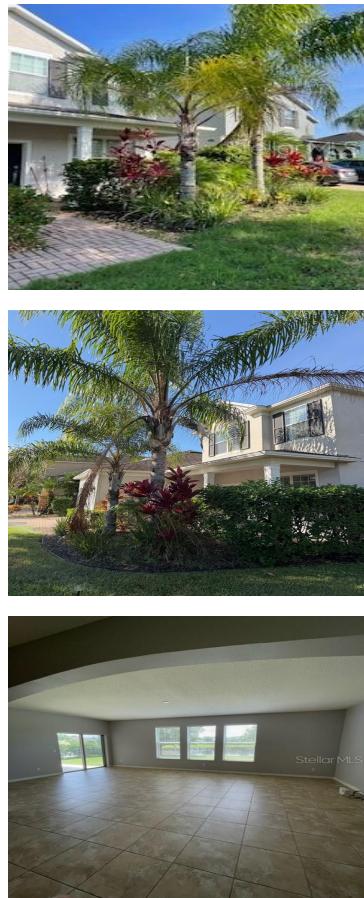


# 1524 BALSAM WILLOW TRL

<https://theteamjimenez.com>



An incredible opportunity to live inside this gated/guarded community of Woodland Lakes Preserves located only minutes from the International Airport (MCO), Waterford Lakes, Lake Nona area and just 8 miles southeast of downtown Orlando. This 2 story home is only 13 years old and offers a primary suite downstairs close to the laundry room, extra [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3173 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:** 4 baths

**Total rooms:** 10

**Lot size:** 6381 sq ft

**ListOfficeName:** KELLER WILLIAMS REALTY AT THE PARKS

**Zoning:** P-D

**Bathrooms Full:** 3

**Flood Zone Code:** X

**Listing Contract Date:** 2025-11-10

**AdditionalRooms:** Bonus Room, Family Room, Formal Living Room Separate, Inside Utility, Loft

**PhotosCount:** 21

**List Agent MLS ID:** 261009363

**Type:** Residential

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area:** 3173 sq ft

**Year built:** 2012

**Parcel Number:** 332231947305270

**GarageSpaces:** 2

**Minimun Lease:** 1-2 Years

**Flood Zone Date:** 2009-09-29

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.1

---

## Rooms



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Bedroom 2       | 13x13      | Second | 13     | 13    |
| Bedroom 4       | 14x11      | Second | 11     | 14    |
| Bedroom 3       | 13x13      | Second | 13     | 13    |
| Bedroom 5       | 13x11      | Second | 11     | 13    |
| Bonus Room      | 19x18      | Second | 18     | 19    |
| Kitchen         | 17x11      | First  | 11     | 17    |
| Family Room     | 24x14      | First  | 14     | 24    |
| Dining Room     | 12x12      | First  | 12     | 12    |
| Living Room     | 16x13      | First  | 13     | 16    |
| Primary Bedroom | 18x14      | First  | 14     | 18    |

## Building Details

**Sewer:** Public Sewer

**Fencing:** Fenced, Other

**Levels:** Two

**Exterior material:** Block, Stucco, Wood Frame

**Parking:** Garage Door Opener, Open

**Building Area Total:** 3813 sq ft

**Foundation Details:** Block, Slab

**New Construction YN:** No

**Roof:** Shingle



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Community Features:** Lake, Buyer Approval Required, Deed Restrictions, Gated Community - Guard, Playground, Pool, Sidewalks

**Exterior Features:** Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered

**Patio & Porch Features:** Covered, Front Porch, Porch, Rear Porch

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile, Tile

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator

**Window Features:** Blinds, Insulated Windows, Thermal Windows

**Utilities:** BB/HS Internet Available, Cable Available, Sewer Connected, Sprinkler Meter, Underground Utilities

**Waterfront available:** Yes

**Waterfront Features:** Lake, Pond

**Cooling:** Central Air, Zoned

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

## Nearby Schools

**Middle Or Junior School:** Legacy Middle

**High School:** University High

**Elementary School:** Andover Elem

## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,468

**CDDYN:** -81.216945, 28.52697,

**Total Monthly Fees:** \$122.33



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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