

# 1613 HUMMINGBIRD RD

<https://theteamjimenez.com>



\$489,999



Under Construction. Live boldly in the Violeta, a two-story masterpiece featuring 5 bedrooms, 3 bathrooms, den and 3-car garage. The open-concept layout invites you into a stunning kitchen that seamlessly flows into the expansive living and dining areas, which opens to a generously sized lanai—perfect for both hosting and relaxing. The kitchen was designed to [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2240 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:** 7452 sq ft  
**ListOfficeName:** CASA FRESCA REALTY  
**Zoning:** RESI  
**Bathrooms Full:** 3  
**Flood Zone Code:** X  
**OccupantType:** Vacant  
**PhotosCount:** 27  
**List Agent MLS ID:** 261555078

**Type:** Residential  
**Bedrooms:** 5 beds  
**Half baths:** 0 half baths  
**Area:** 2240 sq ft  
**Year built:** 2024  
**Parcel Number:** 262909687049000820  
**GarageSpaces:** 3  
**Minimun Lease:** 7 Months  
**Listing Contract Date:** 2024-12-21  
**AssociationYN:** 1  
**LotSizeAcres:** 0.17

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen		First		
Great Room	17x20	First	20	17
Primary Bedroom	16x30	Second	30	16

## Building Details

**Sewer:** Public Sewer  
**Foundation Details:** Slab  
**NewConstructionYN:** Yes  
**Roof:** Shingle

**Building Area Total:** 2913 sq ft  
**Levels:** Two  
**Exterior material:** Block, Stucco



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## Amenities & Features

**Features:** High Ceilings, In Wall Pest System, Open Floorplan, Stone Counters, Walk-In Closet(s)

**ExteriorFeatures:** Sliding Doors

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Luxury Vinyl

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Utilities:** Electricity Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

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## Nearby Schools

**Middle Or Junior School:** Denison Middle **Elementary School:** John Snively Elem

**High School:** Lake Region High

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$828

**CDDYN:** -81.719823, 27.977072, 1

**Total Monthly Fees:** \$69



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