

# 1639 BALSAM WILLOW TRL

<https://theteamjimenez.com>



The desirable must-see home is located in the guard-gated subdivision of The Woodland Lakes Preserve. This beautiful home offers 6 Bedroom, 3.5 Bath, 2 car Garage with a conservation view of backyard. As you enter the home you are greeted with the spacious floor plan displaying a modern feel and inviting ample space for family [...]

- 6 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3148 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:** 9  
**Lot size:** 6631 sq ft  
**ListOfficeName:** LPT REALTY, LLC  
**Zoning:** P-D  
**Bathrooms Full:** 3  
**Homestead:** 1  
**Listing Contract Date:** 2025-06-23  
**AssociationYN:** 1  
**LotSizeAcres:** 0.15

**Type:** Residential  
**Bedrooms:** 6 beds  
**Half baths:** 1 half bath  
**Area:** 3148 sq ft  
**Year built:** 2012  
**Parcel Number:** 332231947304100  
**GarageSpaces:** 2  
**Minimun Lease:** No Minimum  
**Flood Zone Code:** X  
**OccupantType:** Owner  
**PhotosCount:** 43  
**List Agent MLS ID:** 261225047

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16x16	First	16	16
Dining Room	14x14	First	14	14
Primary Bedroom	16x16	First	16	16
Kitchen	13x12	First	12	13
Bedroom 1	12x12	Second	12	12
Bedroom 2		Second		
Bedroom 4		Second		
Bedroom 5		Second		
Bedroom 3		Second		

## Building Details

**Sewer:** Public Sewer

**Fencing:** Fenced

**Levels:** Two

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 4240 sq ft

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

## Amenities & Features



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**Features:** Eating Space In Kitchen, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Gated Community - Guard, Park, Playground, Pool

**Utilities:** Cable Available, Electricity Connected, Public, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

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

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

**PoolPrivateYN:** No

**Amenities:** Cooktop, Dishwasher, Range, Refrigerator, Washer

**ExteriorFeatures:** Sidewalk

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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## Nearby Schools

**Middle Or Junior School:** Legacy Middle

**High School:** University High

**Elementary School:** Andover Elem

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## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,260

**CDDYN:** -81.217417, 28.525486,

**Total Monthly Fees:** \$105



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