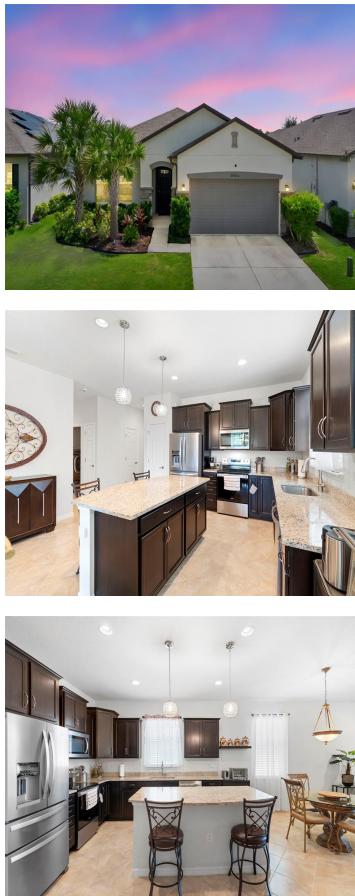


# 17320 BRACKEN FERN LN

<https://theteamjimenez.com>



WAKE UP TO WATER VIEWS IN THIS SERENOA SHOWSTOPPER! This beautifully designed 4-BEDROOM, 3 FULL-BATH HOME offers nearly 2,000 SQUARE FEET of thoughtfully planned living space, nestled in one of CLERMONT'S MOST DESIRABLE RESORT-STYLE COMMUNITIES. From the moment you arrive, you'll be greeted by LUSH LANDSCAPING AND ELEGANT STONE ACCENTS—just the beginning of what makes [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1990 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:** 8

**Lot size:** 6249 sq ft

**ListOfficeName:** PREFERRED RE BROKERS III

**Zoning:** RESI

**Bathrooms Full:** 3

**Homestead:** 1

**Flood Zone Date:** 2012-12-18

**OccupantType:** Owner

**PhotosCount:** 44

**List Agent MLS ID:** 377512706

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 1990 sq ft

**Year built:** 2018

**Parcel Number:** 132426010000033600

**GarageSpaces:** 2

**Minimun Lease:** 1-2 Years

**Flood Zone Code:** X, AE

**Listing Contract Date:** 2025-08-01

**AssociationYN:** 1

**LotSizeAcres:** 0.14

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## 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
Primary Bedroom	13x16	First	16	13
Bedroom 4	13x12	First	12	13
Bedroom 3	12x11	First	11	12
Bedroom 2	12x13	First	13	12
Great Room	17x16	First	16	17
Kitchen	18x14	First	14	18
Balcony/Porch/Lanai	11x10	First	10	11
Dinette	17x8	First	8	17

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Florida

**Exterior material:** Block, Stone, Stucco

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2584 sq ft

**Levels:** One

**New Construction YN:** No

**Roof:** Shingle

## Amenities & Features



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

**Features:** Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Softener

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Playground, Pool, Sidewalks

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Patio & Porch Features:** Enclosed, Rear Porch, Screened

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Tile

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

**PoolPrivateYN:** No

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Electricity Connected, Sewer Connected, Water Connected

**Waterfront available:** Yes

**Waterfront Features:** Pond

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**CDDYN:** -81.668996, 28.391539, 1

**Total Annual Fees:** \$1,476

**Total Monthly Fees:** \$123



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