

# 1754 SANIBEL DR

<https://theteamjimenez.com>



**\$375,000**

Stunning CORNER UNIT Townhome in the heart of ChampionsGate! This beautifully maintained 3-bedroom, 2.5-bath townhome offers over 2,100 square feet of stylish, functional living space with a light and airy feel throughout. As you step inside, you're welcomed into a spacious open-concept great room filled with natural light, highlighted by tile flooring and a modern, [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2160 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:** Townhouse

**Status:** Active

**Bathrooms:** 3 baths

**Total rooms:** 6

**Lot size:** 3319 sq ft

**ListOfficeName:** WATSON REALTY CORP.

**Zoning:** 01

**Bathrooms Full:** 2

**Homestead:** 1

**Flood Zone Date:** 2016-12-22

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.08

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2160 sq ft

**Year built:** 2022

**Parcel Number:** 272605701157000420

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

**Flood Zone Code:** X

**Listing Contract Date:** 2025-06-02

**AdditionalRooms:** Inside Utility

**PhotosCount:** 44

**List Agent MLS ID:** 272507852

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x16	Second	16	15
Kitchen	12x15	First	15	12
Living Room	15x21	First	21	15
Bedroom 2	12x15	Second	15	12
Bedroom 3	13x14	Second	14	13
Dining Room	9x11	First	11	9



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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Florida

**Exterior material:** Stucco

**Parking:** Driveway

**Building Area Total:** 2551 sq ft

**Levels:** Two

**New Construction YN:** No

**Roof:** Shingle

## Amenities & Features

**Features:** Walk-In Closet(s)

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Pool

**Utilities:** Electricity Connected

**Waterfront available:** No

**Attached Garage YN:** Yes

**Flooring:** Tile, Carpet

**Laundry Features:** Laundry Room, Inside

**Pool Private YN:** No

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**Exterior Features:** Lighting, Sidewalk

**Patio & Porch Features:** Rear Porch

**Garage YN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**Cooling YN:** Yes

**Fireplace YN:** No

## Nearby Schools

**Middle Or Junior School:** Citrus Ridge **Elementary School:** Loughman Oaks Elem

**High School:** Davenport High School

## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$4,846

**CDD YN:** -81.628492, 28.253566,

**Total Monthly Fees:** \$403.83



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