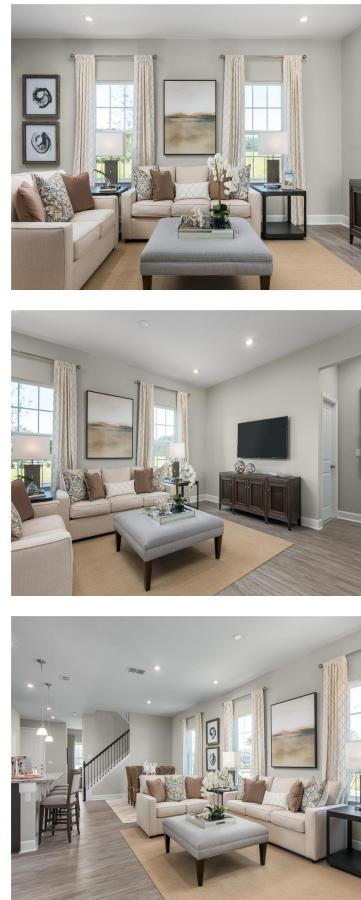


# 2040 MALLARD BLVD

<https://theteamjimenez.com>



Pre-Construction. To be built. Nestled in the heart of Auburndale's Lakes District and on Lake Mattie, our community is surrounded by six lakes, scenic trails, parks, and Village Centers—all within walking or biking distance. Plus, you're close to 2 major airports, Orlando and Tampa, and just 45 minutes from the magic of Disney! Welcome to [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2147 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:** 10

**Lot size:** 5060 sq ft

**ListOfficeName:** MALTBIE REALTY GROUP

**Zoning:** X

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.12

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2147 sq ft

**Year built:** 2026

**Parcel Number:** 252723300013002510

**GarageSpaces:** 2

**Minimun Lease:** 1-2 Years

**Listing Contract Date:** 2026-01-10

**AdditionalRooms:** Bonus Room, Inside Utility, Loft

**PhotosCount:** 19

**List Agent MLS ID:** 285514372

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	15x14	First	14	15
Primary Bedroom	15x15	Second	15	15
Kitchen	11x20	First	20	11
Bedroom 2	10x12	Second	12	10
Primary Bathroom	15x7	Second	7	15
Bedroom 3	10x12	Second	12	10
Loft	10x11	Second	11	10
Dining Room	11x13	First	13	11
Balcony/Porch/Lanai	8x8	First	8	8
Bonus Room	13x11	First	11	13

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Custom, Florida, Ranch

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

**Parking:** Driveway, Garage Door Opener

**Building Area Total: 2546 sq ft**

**Levels:** Two

**New Construction YN:** Yes

**Roof:** Shingle



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## Amenities & Features

**Features:** Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

**Community Features:** Park, Playground

**Exterior Features:** Irrigation System, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available

**Waterfront available:** No

**Attached Garage YN:** Yes

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

**Laundry Features:** Inside, Upper Level

**Pool Private YN:** No

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range

**Window Features:** ENERGY STAR Qualified Windows

**Pool Features:** In Ground

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

**Garage YN:** Yes

**Cooling:** Central Air

**Heating:** Central

**Cooling YN:** Yes

**Fireplace YN:** No

## Nearby Schools

**Middle Or Junior School:** Stambaugh Middle **Elementary School:** Lena Vista Elem

**High School:** Auburndale High School

## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$720

**CDDYN:** -81.78609433, 28.12355095, 1

**Total Monthly Fees:** \$60



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