

# 2106 CHARMING AVE

<https://theteamjimenez.com>



Newly built Pulte “Mill Run” floor plan featuring 4 bedrooms, 3 bathrooms, and an upstairs loft that can easily serve as a fifth bedroom or flex space, located in the Belle Haven section of Champions Gate. The Coastal interior design showcases soaring 8’7” ceilings and ceramic tile throughout the main living areas. The gourmet kitchen [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2217 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:** 4482 sq ft  
**ListOfficeName:** CENTURY 21 CARIOTI  
**GarageSpaces:** 2  
**Minimun Lease:** 1-2 Years  
**Flood Zone Code:** X  
**OccupantType:** Owner  
**AssociationYN:** 1  
**LotSizeAcres:** 0.1

**Type:** Residential  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Area:** 2217 sq ft  
**Year built:** 2023  
**Parcel Number:** 272606701219000590  
**Bathrooms Full:** 3  
**Homestead:** 1  
**Listing Contract Date:** 2025-11-14  
**AdditionalRooms:** Inside Utility, Loft  
**PhotosCount:** 28  
**List Agent MLS ID:** 261009578

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16.11x15.2	First	15.2	16.11
Kitchen	16x10	First	10	16
Dining Room		First		16
Loft	14.5x12	Second	12	14.5
Bedroom 3	11x10.6	Second	10.6	11
Bedroom 2	12.5x11.1	First	11.1	12.5
Bedroom 4	12x10.6	Second	10.6	12
Primary Bedroom	16x13.2	Second	13.2	16
Foyer	15x6	First	6	15
Balcony/Porch/Lanai	16x10	First	10	16

## Building Details

**Sewer:** Public Sewer

**Fencing:** Fenced, Vinyl

**Levels:** Two

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2869 sq ft

**Foundation Details:** Slab

**ArchitecturalStyle:** Craftsman

**Exterior material:** Block, Cement Siding, Stucco



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## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Community Features:** Community Mailbox, Park, Playground, Pool, Sidewalks

**Exterior Features:** Garden, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

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

**Garage YN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric, Heat Pump

**Cooling YN:** Yes

**Fireplace YN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**Window Features:** Blinds, Display Window(s), Low-Emissivity Windows

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Public, Street Lights, Underground Utilities, Water Connected

**Waterfront available:** No

**Attached Garage YN:** Yes

**Flooring:** Carpet, Ceramic Tile

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

**Pool Private YN:** No

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## Nearby Schools

**Middle Or Junior School:** Citrus Ridge

**Elementary School:** Loughman Oaks Elem

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$1,812

**CDDYN:** -81.65476, 28.247103,

**Total Monthly Fees:** \$151



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