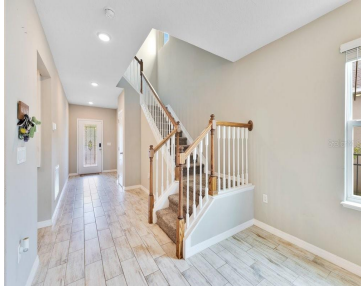


# 2248 CANYON BREEZE AVE

<https://theteamjimenez.com>



\$389,900



This beauty is less than 6 years old!!! NO CDD, LOW TAXES and LOW HOA!! The seller will pay up to \$10,000 of the buyer's closing cost. Located in the highly desired community of SEDONA. Features an oversized POND homesite, stone/brick elevation, 4 bedrooms with loft, 2.5 baths, 2 car garage, upgraded ceramic tile "wood look/design plank flooring, upgraded carpet, glass front door, with [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2086 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:** 7

**Lot size:** 5227 sq ft

**ListOfficeName:** COASTAL PROPERTIES  
GROUP INTERNATIONAL

**Zoning:** RES

**Bathrooms Full:** 2

**Homestead:** 1

**Flood Zone Date:** 2013-06-18

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.12

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2086 sq ft

**Year built:** 2020

**Parcel Number:** 072629496700011840

**GarageSpaces:** 2

**Minimum Lease:** 8-12 Months

**Flood Zone Code:** X

**Listing Contract Date:** 2026-05-29

**AdditionalRooms:** Breakfast Room Separate,  
Inside Utility, Loft

**PhotosCount:** 31

**List Agent MLS ID:** 261530651

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## Rooms



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Room type	Dimensions	Level	Length	Width
Loft	12x16	Second	16	12
Great Room	14x18	First	18	14
Bedroom 2	12x10	Second	10	12
Bedroom 3	10x11	Second	11	10
Primary Bedroom	13x14	First	14	13
Bedroom 4	10x11	Second	11	10
Kitchen	10x14	First	14	10

## Building Details

**Other Structures:** Storage

**Sewer:** Public Sewer

**Building Area Total:** 2714 sq ft

**Foundation Details:** Slab

**Levels:** Two

**Architectural Style:** Contemporary

**New Construction YN:** No

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

**Roof:** Shingle

## Amenities & Features



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**Features:** Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

**CommunityFeatures:** Deed Restrictions, Park, Playground, Sidewalks

**ExteriorFeatures:** Irrigation System, Sidewalk, Sliding Doors, Sprinkler Metered

**Patio & Porch Features:** Covered, Enclosed, Front Porch, Patio, Screened

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

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

**PoolPrivateYN:** No

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Washer

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Sprinkler Meter, Street Lights, Underground Utilities, Water Available, 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:** Annually

**Total Annual Fees:** \$495

**CDDYN:** -81.449671, 28.237298,

**Total Monthly Fees:** \$41.25



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