

2254 ABEY BLANCO DR

<https://theteamjimenez.com>



Virtually Staged. ****PRICE IMPROVEMENT**** More space, more flexibility, and more of the lifestyle you love – welcome to this beautifully maintained 4-bedroom, 2.5-bath home with a huge BONUS/LOFT in the heart of Avalon Park! You will appreciate the NEWER ROOF (2022), NEWER A/C (2021), UPDATED WATER HEATER (2018), upgraded kitchen countertops in a beautiful granite [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3000 sq ft



Basics



Call us now

Phone: (914) 230-2513
Email: ashley@larosainternacional.com
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Category: Single Family Residence

Status: Active

Bathrooms: 3 baths

Total rooms: 13

Lot size: 5670 sq ft

ListOfficeName: WEMERT GROUP
REALTY LLC

Zoning: P-D

Bathrooms Full: 2

Homestead: 1

Flood Zone Date: 2009-09-25

OccupantType: Vacant

AssociationYN: 1

LotSizeAcres: 0.13

Type: Residential

Bedrooms: 4 beds

Half baths: 1 half bath

Area: 3000 sq ft

Year built: 2006

Parcel Number: 062332100600930

GarageSpaces: 2

Minimun Lease: 8-12 Months

Flood Zone Code: X

Listing Contract Date: 2026-06-23

AdditionalRooms: Family Room, Formal Dining
Room Separate, Formal Living Room Separate,
Inside Utility, Loft

PhotosCount: 44

List Agent MLS ID: 805527269

Rooms



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Room type	Dimensions	Level	Length	Width
Laundry	6x6	Second	6	6
Primary Bedroom	19x13	First	13	19
Balcony/Porch/Lanai	16x10	First	10	16
Bedroom 2	14x13	Second	13	14
Living Room	11x10	First	10	11
Bedroom 4	16x15	Second	15	16
Family Room	15x10	First	10	15
Loft	20x20	Second	20	20
Primary Bathroom	9x9	First	9	9
Balcony/Porch/Lanai	14x7	First	7	14
Dining Room	11x10	First	10	11
Bedroom 3	13x12	Second	12	13
Kitchen	14x11	First	11	14

Building Details



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Sewer: Public Sewer

Fencing: Fenced, Vinyl

Levels: Two

Exterior material: Block, Stucco, Wood Frame

Parking: Alley Access, Driveway, Garage Faces Rear, On-street, Workshop in Garage

Building Area Total: 3727 sq ft

Foundation Details: Slab

NewConstructionYN: No

Roof: Shingle

Amenities & Features

Features: Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

CommunityFeatures: Dog Park, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s)

ExteriorFeatures: Irrigation System, Lighting, Sidewalk, Sliding Doors

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

GarageYN: Yes

Cooling: Central Air

Heating: Central, Electric

CoolingYN: Yes

FireplaceYN: No

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer

WindowFeatures: Blinds, Drapes

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

Waterfront available: No

AttachedGarageYN: Yes

Flooring: Laminate, Luxury Vinyl, Tile

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

PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: Avalon Middle

Elementary School: Stone Lake Elem

High School: Timber Creek High

Fees and Taxes

Association Fee Frequency: Quarterly

Total Annual Fees: \$1,772

CDDYN: -81.15403, 28.520688,

Total Monthly Fees: \$147.67



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