

# 2270 BLUE HERON CIR

<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 [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2551 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:** 12

**Lot size:** 8413 sq ft

**ListOfficeName:** MALTBI REALTY GROUP

**Zoning:** X

**Bathrooms Full:** 3

**Flood Zone Code:** X

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.19

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 2551 sq ft

**Year built:** 2026

**Parcel Number:** 252723300013003950

**GarageSpaces:** 3

**Minimun Lease:** 1-2 Years

**Listing Contract Date:** 2025-10-07

**AdditionalRooms:** Bonus Room, Inside Utility

**PhotosCount:** 17

**List Agent MLS ID:** 285514372

## Rooms



**Call us now**

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Room type	Dimensions	Level	Length	Width
Laundry	6x6	First	6	6
Bonus Room	13x10	First	10	13
Bedroom 3	12x10	First	10	12
Bedroom 4	12x10	First	10	12
Bedroom 2	11x10	First	10	11
Dining Room	13x11	First	11	13
Primary Bathroom	24x12	First	12	24
Primary Bedroom	14x17	First	17	14
Kitchen	14x18	First	18	14
Great Room	20x18	First	18	20
Foyer	4x12	First	12	4
Balcony/Porch/Lanai	19x10	First	10	19

---

# Building Details



## Call us now

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

**Sewer:** Public Sewer

**Foundation Details:** Slab

**ArchitecturalStyle:** Custom, Florida, Ranch

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

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 3111 sq ft

**Levels:** One

**NewConstructionYN:** Yes

**Roof:** Shingle

## Amenities & Features

**Features:** Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Park, Playground

**ExteriorFeatures:** Irrigation System, Sliding Doors

**Utilities:** Cable Available, Electricity Available

**Waterfront available:** No

**AttachedGarageYN:** Yes

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

**Laundry Features:** Inside

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Disposal, Microwave, Range

**WindowFeatures:** ENERGY STAR Qualified Windows

**PoolFeatures:** In Ground

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** 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:** -81.78823076, 28.12221574, 1

**Total Monthly Fees:** \$60