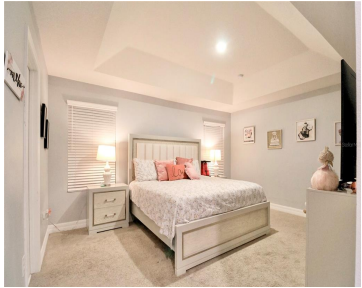


# 2280 AVIAN LOOP

<https://theteamjimenez.com>



\$494,900



Welcome to this beautiful 4-bedroom, 2.5-bathroom home located in one of Kissimmee's most desirable resort-style communities. Built in 2020, this spacious home offers over 2,300 square feet of comfortable living space and sits on a premium lot with a peaceful conservation area to the left side, providing extra privacy and natural views. The home features [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2351 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:** 3  
**Lot size:** 7405 sq ft  
**ListOfficeName:** AROD PARTNERS REALTY  
**Zoning:** MXD  
**Bathrooms Full:** 2  
**Flood Zone Code:** X  
**Listing Contract Date:** 2026-03-10  
**AssociationYN:** 1  
**LotSizeAcres:** 0.17

**Type:** Residential  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Area:** 2351 sq ft  
**Year built:** 2020  
**Parcel Number:** 082529224300018400  
**GarageSpaces:** 2  
**Minimun Lease:** 8-12 Months  
**Flood Zone Date:** 2013-06-18  
**OccupantType:** Tenant  
**PhotosCount:** 43  
**List Agent MLS ID:** 261235947

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## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

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## Building Details

**Sewer:** Public Sewer  
**Foundation Details:** Slab  
**NewConstructionYN:** No  
**Roof:** Shingle

**Building Area Total:** 2931 sq ft  
**Levels:** Two  
**Exterior material:** Block, Stucco



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## Amenities & Features

**Features:** Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Walk-In Closet(s)

**Exterior Features:** Balcony, Lighting, Sidewalk

**Waterfront available:** No

**Attached Garage YN:** Yes

**Flooring:** Carpet, Tile, Vinyl

**Laundry Features:** Inside, Laundry Room, Upper Level

**Pool Private YN:** No

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Utilities:** Electricity Connected, Sewer Connected, Street Lights, Water Connected

**Garage YN:** Yes

**Cooling:** Central Air

**Heating:** Central

**Cooling YN:** Yes

**Fireplace YN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$2,076

**CDDYN:** -81.424812, 28.316297,

**Total Monthly Fees:** \$173



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