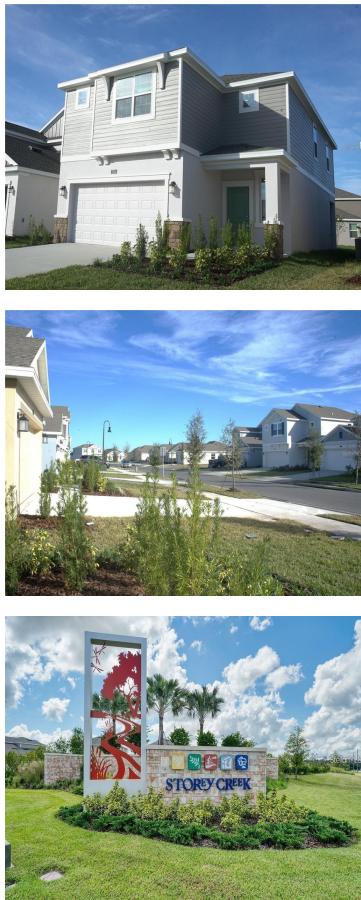


2306 AMORIE DR

<https://theteamjimenez.com>



One or more photo(s) has been virtually staged. This newly constructed 4-bedroom, 2.5-bathroom home (built in 2024) presents the perfect turnkey investment opportunity for your big family or investor. Step into luxury with the 2 story Sheffield floorplan. The heart of the home has a center island and overlooks the dining and family room, which [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2334 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: 8

Lot size: 4792 sq ft

ListOfficeName: MARVIEW INTERNATIONAL REALTY
LLC

Zoning: R

Bathrooms Full: 2

Homestead: 1

Flood Zone Date: 2013-06-18

OccupantType: Vacant

PhotosCount: 23

List Agent MLS ID: 261210370

Type: Residential

Bedrooms: 4 beds

Half baths: 1 half bath

Area: 2334 sq ft

Year built: 2024

Parcel Number: 072629530400011009

GarageSpaces: 2

Minimun Lease: 8-12 Months

Flood Zone Code: X

Listing Contract Date: 2025-08-09

AssociationYN: 1

LotSizeAcres: 0.11

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
Dining Room	14x13	First	13	14
Bedroom 2	12x11	Second	11	12
Primary Bedroom	13x17	Second	17	13
Kitchen	11x15	First	15	11
Bedroom 3	12x11	Second	11	12
Bedroom 4	13x11	Second	11	13
Balcony/Porch/Lanai	10x12	First	12	10
Living Room	14x16	First	16	14

Building Details

Sewer: Public Sewer

Building Area Total: 2734 sq ft

Foundation Details: Slab **Levels:** Two

New Construction YN: No **Exterior material:** Asbestos, Wood Frame

Roof: Shingle

Amenities & Features



Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

Features: Open Floorplan, Stone Counters, Thermostat, Walk-In Closet(s)

ExteriorFeatures: Irrigation System, Sidewalk

Waterfront available: No

AttachedGarageYN: Yes

Flooring: Carpet, Tile

Laundry Features: Laundry Room

PoolPrivateYN: No

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

Utilities: Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Sprinkler Recycled

GarageYN: Yes

Cooling: Central Air

Heating: Central

CoolingYN: Yes

FireplaceYN: No

Fees and Taxes

Association Fee Frequency: Monthly

Total Annual Fees: \$2,016

CDDYN: -81.451616, 28.241016, 1

Total Monthly Fees: \$168



Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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