

# 2318 FENTON AVE

<https://theteamjimenez.com>



\$430,000



Nicely updated Sr James model located on the Championship course in 55+ gated golf community of Kings Ridge. Kings Ridge is a 55 Plus gated golf community nestled in the rolling hills of Clermont. Very open floor plan with ca large great room and crown molding throughout the home. Engineered hard wood floors in all [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2232 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:** 2 baths

**Total rooms:** 7

**Lot size:** 6000 sq ft

**ListOfficeName:** REAL BROKER, LLC

**Zoning:** RES

**Bathrooms Full:** 2

**Homestead:** 1

**Listing Contract Date:** 2026-03-08

**AdditionalRooms:** Attic, Bonus Room, Breakfast Room Separate, Inside Utility

**PhotosCount:** 72

**List Agent MLS ID:** 261067116

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 2232 sq ft

**Year built:** 2002

**Parcel Number:** 042326180000002300

**GarageSpaces:** 2

**Minimum Lease:** 5 Months

**Flood Zone Code:** X

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.14

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## Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	12x13	First	13	12
Primary Bedroom	14x17	First	17	14
Primary Bathroom		First		
Bedroom 3	10x14	First	14	10
Bonus Room	19x9	First	9	19
Great Room	23x29	First	29	23
Kitchen	11x12	First	12	11

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Florida

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 3104 sq ft

**Levels:** One

**New Construction YN:** No

**Roof:** Shingle

## Amenities & Features



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**Features:** Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access

**ExteriorFeatures:** Irrigation System

**Patio & Porch Features:** Patio, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric, Heat Pump

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**WindowFeatures:** Blinds, Shutters, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Hardwood

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

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$6,024

**CDDYN:** -81.711132, 28.504734,

**Total Monthly Fees:** \$502



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