

# 2401 AVIAN LOOP

<https://theteamjimenez.com>



\$435,000



Welcome to 2401 Avian Loop where comfort, security, and lifestyle come together in one beautiful home! This well-maintained property offers 3 bedrooms plus a dedicated office/flex space, giving you the versatility you need for a home office, playroom, or additional guest area. The spacious layout is filled with natural light, creating a warm and inviting [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1706 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:** 3

**Lot size:** 4356 sq ft

**ListOfficeName:** KELLER WILLIAMS ADVANTAGE III

**Zoning:** RES

**Bathrooms Full:** 2

**Homestead:** 1

**Flood Zone Date:** 2013-06-18

**OccupantType:** Owner

**PhotosCount:** 30

**List Agent MLS ID:** 261207976

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1706 sq ft

**Year built:** 2020

**Parcel Number:** 082529224300011065

**GarageSpaces:** 2

**Minimum Lease:** 8-12 Months

**Flood Zone Code:** X

**Listing Contract Date:** 2026-02-20

**AssociationYN:** 1

**LotSizeAcres:** 0.1

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Primary Bedroom | 14x15      | First | 15     | 14    |
| Living Room     | 14x16      | First | 16     | 14    |
| Kitchen         | 9x10       | First | 10     | 9     |

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2232 sq ft

**Levels:** One

**Exterior material:** Block



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## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks

**Utilities:** Public

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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

**ExteriorFeatures:** Sidewalk, Sliding Doors, Sprinkler Metered

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Quarterly

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

**CDDYN:** -81.426184, 28.316033, 1

**Total Monthly Fees:** \$173



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