

# 2461 AVIAN LOOP

<https://theteamjimenez.com>



**\$525,000**



- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1860 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:** 11

**Lot size:** 4356 sq ft

**ListOfficeName:** INNOVATED REALTY SOLUTIONS, LT

**Zoning:** MXD

**Bathrooms Full:** 2

**Flood Zone Code:** X

**Listing Contract Date:** 2026-01-07

**AdditionalRooms:** Bonus Room

**PhotosCount:** 36

**List Agent MLS ID:** 495519520

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 1860 sq ft

**Year built:** 2020

**Parcel Number:** 082529224300011071

**GarageSpaces:** 2

**Minimun Lease:** 1-2 Years

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

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.1

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## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	7x11	First	11	7
Great Room	19x23	First	23	19
Bonus Room	9x16	Second	16	9
Primary Bathroom	10x8	Second	8	10
Laundry	6x5	Second	5	6
Primary Bedroom	15x16	Second	16	15
Kitchen	10x14	First	14	10
Bathroom 2	9x9	Second	9	9
Bedroom 3	10x13	Second	13	10
Bedroom 2	10x11	Second	11	10
Bathroom 3	3x7	First	7	3

## Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 1860 sq ft

**Levels:** Two

**Exterior material:** Block, Stucco

## Amenities & Features

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

**CommunityFeatures:** Clubhouse, Gated Community - Guard, Playground, Pool, Sidewalks, Tennis Court(s)

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

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Tile

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

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Lighting, Sidewalk

**Patio & Porch Features:** Covered, Front Porch, Rear Porch, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Electric

**CoolingYN:** Yes

**FireplaceYN:** No

## Nearby Schools

**Middle Or Junior School:** Kissimmee Middle **Elementary School:** Floral Ridge Elementary

**High School:** Osceola High School

## Fees and Taxes

**Association Fee Frequency:** Quarterly

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

**CDDYN:** -81.427023, 28.316033, 1

**Total Monthly Fees:** \$173



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