

# 247 BIG SIOUX DR

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\$334,900



Take advantage of an incredible builder promotion featuring low down payment options and builder paid closing costs, rate promotions, with a low 4.25% available making homeownership more accessible than ever. Inside you'll find premium upgrades throughout, from high end finishes and designer details to an open concept layout built for both everyday living and entertaining. [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1851 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:** 11

**Lot size:** 9427 sq ft

**ListOfficeName:** DENIZ REALTY PARTNERS LLC

**Zoning:** R-1A

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**PhotosCount:** 19

**List Agent MLS ID:** 261221620

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 1851 sq ft

**Year built:** 2025

**Parcel Number:** 282815935360027050

**GarageSpaces:** 2

**Minimun Lease:** 6 Months

**Listing Contract Date:** 2026-05-01

**AssociationYN:** 1

**LotSizeAcres:** 0.22

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	13x12	First	12	13
Laundry	6x5	First	5	6
Bedroom 4	10x10	First	10	10
Bedroom 2	10x11	First	11	10
Primary Bedroom	15x15	First	15	15
Bonus Room	11x9	First	9	11
Dining Room	9x9	First	9	9
Primary Bathroom	10x9	First	9	10
Bathroom 2	7x5	First	5	7
Living Room	14x21	First	21	14
Bedroom 3	10x11	First	11	10

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## Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Traditional

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2474 sq ft

**Levels:** One

**New Construction YN:** Yes

**Roof:** Shingle

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## Amenities & Features

**Features:** Attic Fan, Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Community Features:** Deed Restrictions, Dog Park, Fitness Center, Park, Playground, Pool, Special Community Restrictions, Tennis Court(s)

**Exterior Features:** Irrigation System, Lighting, Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Available, Water Connected

**Waterfront available:** No

**Attached Garage YN:** Yes

**Flooring:** Carpet, Luxury Vinyl

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

**Pool Private YN:** No

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator

**Window Features:** Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Low-Emissivity Windows, Window Treatments

**Pool Features:** In Ground

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

**Garage YN:** Yes

**Cooling:** Central Air

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

**Cooling YN:** Yes

**Fireplace YN:** No

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## Nearby Schools

**Middle Or Junior School:** Lake Marion Creek Middle **Elementary School:** Laurel Elementary

**High School:** Haines City Senior High



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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$1,200

**CDDYN:** -81.503163, 28.03695,

**Total Monthly Fees:** \$100



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