

# 2505 ARRAN CT

<https://theteamjimenez.com>



\$440,000



Finally, a 3-Bedroom POOL home with 2-Bath PLUS OFFICE (flex space) with NO REAR NEIGHBORS in the highly prized community of Citrus Highlands! This quality-built block home has been maintained by its ORIGINAL OWNER (so the building plans are available for review). You will find this perfect one-story home has a WIDENED STAMPED DRIVEWAY to [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1843 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:** 8

**Lot size:** 6606 sq ft

**ListOfficeName:** DANA REALTY GROUP, LLC

**Zoning:** PUD

**Bathrooms Full:** 2

**Homestead:** 1

**Listing Contract Date:** 2026-06-01

**AdditionalRooms:** Attic, Breakfast Room Separate, Formal Dining Room Separate, Great Room, Storage Rooms

**PhotosCount:** 32

**List Agent MLS ID:** 261200671

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1843 sq ft

**Year built:** 2001

**Parcel Number:** 232426030000000200

**GarageSpaces:** 1

**Minimum Lease:** 8-12 Months

**Flood Zone Code:** x

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.15

---

## Rooms



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x13	First	13	14
Dining Room	13x10	First	10	13
Living Room	16x22	First	22	16
Bedroom 2	12x10	First	10	12
Kitchen	12x16	First	16	12
Bedroom 3	10x12	First	12	10
Utility Room		First		
Dinette	12x11	First	11	12

## Building Details

**Other Structures:** Outdoor Kitchen

**Building Area Total:** 2646 sq ft

**Foundation Details:** Slab

**ArchitecturalStyle:** Florida, Other

**Exterior material:** Block, Other, Stucco

**Parking:** Open, Other, Workshop in Garage

**Sewer:** Public Sewer

**Fencing:** Fenced, Vinyl

**Levels:** One

**NewConstructionYN:** No

**Roof:** Shingle

## Amenities & Features



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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

**Features:** Ceiling Fan(s), High Ceilings, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Clubhouse, Community Mailbox, Park, Pool, Sidewalks

**PoolFeatures:** Gunite, In Ground, Lighting, Screen Enclosure

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

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

**ExteriorFeatures:** Irrigation System, Lighting, Outdoor Kitchen, Private Yard, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Public, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Tile, Vinyl

**Laundry Features:** Inside, Laundry Room

**PoolPrivateYN:** Yes

---

## Nearby Schools

**Middle Or Junior School:** Windy Hill Middle **Elementary School:** Sawgrass bay Elementary

**High School:** East Ridge High

---

## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,032

**CDDYN:** -81.687644, 28.382937,

**Total Monthly Fees:** \$86



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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