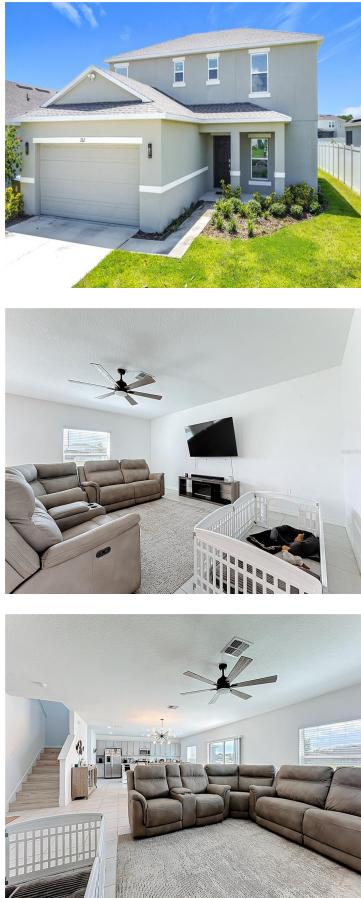


# 262 AMBER WAY

<https://theteamjimenez.com>



Short Sale. Welcome to your next home! This beautifully maintained single-family residence offers a seamless blend of modern design, comfort, and efficiency—all in a highly sought-after Kissimmee community. Step inside to discover an airy open-concept layout, perfect for entertaining and family gatherings. With 2,168 sq ft of thoughtfully designed living space, this 4-bedroom, 2.5-bath home [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2168 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:** 10  
**Lot size:** 6970 sq ft  
**ListOfficeName:** LPT REALTY, LLC  
**Zoning:** X  
**Bathrooms Full:** 2  
**Homestead:** 1  
**Flood Zone Date:** 2013-06-18  
**OccupantType:** Owner  
**PhotosCount:** 37  
**List Agent MLS ID:** 261230573

**Type:** Residential  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Area:** 2168 sq ft  
**Year built:** 2023  
**Parcel Number:** 112728501800011730  
**GarageSpaces:** 2  
**Minimun Lease:** 8-12 Months  
**Flood Zone Code:** X  
**Listing Contract Date:** 2025-07-28  
**AssociationYN:** 1  
**LotSizeAcres:** 0.16

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## Rooms



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Room type	Level
Bedroom 3	Second
Primary Bedroom	Second
Bedroom 4	Second
Bathroom 2	Second
Bathroom 1	Second
Balcony/Porch/Lanai	First
Bedroom 2	Second
Living Room	First
Kitchen	First
Laundry	First

## Building Details

**Sewer:** Public Sewer      **Building Area Total:** 2666 sq ft

**Foundation Details:** Slab    **Levels:** Two

**NewConstructionYN:** Yes    **Exterior material:** Block, Stucco, Wood Frame

**Roof:** Shingle



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## Amenities & Features

**Features:** Open Floorplan, Primary Bedroom Upstairs

**Exterior Features:** Other

**Waterfront available:** No

**Attached Garage YN:** Yes

**Flooring:** Luxury Vinyl, Tile

**Laundry Features:** Inside

**Pool Private YN:** No

**Amenities:** Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

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

**Garage YN:** Yes

**Cooling:** Central Air

**Heating:** Central

**Cooling YN:** Yes

**Fireplace YN:** No

## Nearby Schools

**Middle Or Junior School:** Discovery Intermediate **Elementary School:** Koa Elementary

**High School:** Poinciana High School

## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$1,920

**CDDYN:** -81.484275, 28.15346,

**Total Monthly Fees:** \$160



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