

262 AMBER WAY

<https://theteamjimenez.com>



\$346,000

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
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

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, PrimaryBedroom Upstairs

ExteriorFeatures: Other

Waterfront available: No

AttachedGarageYN: Yes

Flooring: Luxury Vinyl, Tile

Laundry Features: Inside

PoolPrivateYN: No

Amenities: Cooktop, Dishwasher, Disposal, Microwave, Refrigerator

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

GarageYN: Yes

Cooling: Central Air

Heating: Central

CoolingYN: Yes

FireplaceYN: 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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