

# 3045 MERLOT WAY

<https://theteamjimenez.com>



\$358,500



Welcome to this exceptional 4-bedroom, 3-bathroom home located in the desirable, gated Mission Park subdivision! Ready for your cosmetic final touches. Designed with an expansive open floor plan, this property features low-maintenance ceramic tile flowing seamlessly throughout the entire layout. The highly functional floor plan boasts two spacious primary suites, making it an ideal setup [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1673 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:** 7

**Lot size:** 5500 sq ft

**ListOfficeName:** ORLANDO REO PROF I INC

**Zoning:** R-4

**Bathrooms Full:** 3

**Flood Zone Code:** X

**Listing Contract Date:** 2026-06-14

**AssociationYN:** 1

**LotSizeAcres:** 0.13

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 1673 sq ft

**Year built:** 2004

**Parcel Number:** 152426130200012500

**GarageSpaces:** 2

**Minimum Lease:** 8-12 Months

**Flood Zone Date:** 2012-12-18

**OccupantType:** Vacant

**PhotosCount:** 30

**List Agent MLS ID:** 259500897

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	18x14	First	14	18
Dining Room	13x11	First	11	13
Bedroom 3	10x10	First	10	10
Primary Bedroom 2	13x12	First	12	13
Kitchen	14x9	First	9	14
Bedroom 4	10x10	First	10	10
Primary Bedroom	13x12	First	12	13



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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2226 sq ft

**Levels:** One

**Exterior material:** Block, Stucco

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## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters

**CommunityFeatures:** Deed Restrictions, Gated Community - No Guard, Playground

**PoolFeatures:** Child Safety Fence, Gunitite, In Ground, Screen Enclosure

**Patio & Porch Features:** Covered, Deck, Patio, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Electric

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Microwave, Range

**ExteriorFeatures:** Lighting

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Ceramic Tile

**Laundry Features:** Inside

**PoolPrivateYN:** Yes

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## Nearby Schools

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

**High School:** East Ridge High

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## Fees and Taxes



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**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$771.68

**CDDYN:** -81.69465, 28.391055,

**Total Monthly Fees:** \$64.31



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