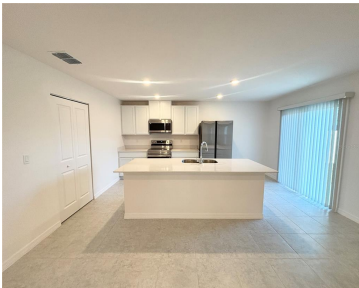


# 312 ALEGRIANO CT

<https://theteamjimenez.com>



Move-in ready, the Orchid perfectly blends comfort, function, and Florida living. Step inside from the charming front porch and discover a bright, open floor plan designed for effortless living. The spacious great room connects seamlessly to the dining area and kitchen, creating the ideal space for entertaining or relaxing with family. The kitchen shines with [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1867 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:** 9  
**Lot size:** 7710 sq ft  
**ListOfficeName:** NEW HOME STAR FLORIDA LLC  
**Zoning:** OPUD  
**Bathrooms Full:** 2  
**Flood Zone Code:** X  
**Listing Contract Date:** 2025-10-07  
**AdditionalRooms:** Great Room  
**PhotosCount:** 24  
**List Agent MLS ID:** 261088149

**Type:** Residential  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Area:** 1867 sq ft  
**Year built:** 2025  
**Parcel Number:** 252628611815230090  
**GarageSpaces:** 2  
**Minimun Lease:** No Minimum  
**Flood Zone Date:** 2013-06-18  
**OccupantType:** Vacant  
**AssociationYN:** 1  
**LotSizeAcres:** 0.18

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	13.5x16	First	16	13.5
Bedroom 3	10.5x11.5	First	11.5	10.5
Bedroom 2	10.5x13.8	First	13.8	10.5
Bedroom 4	10.7x11.5	First	11.5	10.7
Dinette	6.7x16.11	First	16.11	6.7
Kitchen	9.9x16.11	First	16.11	9.9
Laundry	6.1x5.9	First	5.9	6.1
Great Room	17.3x25.4	First	25.4	17.3
Balcony/Porch/Lanai	18.8x9.4	First	9.4	18.8

## Building Details

**Sewer:** Public Sewer  
**Foundation Details:** Slab  
**ArchitecturalStyle:** Ranch  
**Exterior material:** Vinyl Siding, Wood Frame  
**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2304 sq ft  
**Levels:** One  
**NewConstructionYN:** Yes  
**Roof:** Shingle

## Amenities & Features



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- Features:** Eating Space In Kitchen, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

**WindowFeatures:** Blinds, ENERGY STAR Qualified Windows, Low-Emissivity Windows

**Utilities:** Cable Available

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No
- Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**ExteriorFeatures:** Sliding Doors

**Patio & Porch Features:** Patio

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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## Nearby Schools

- Middle Or Junior School:** Discovery Intermediate
- Elementary School:** Koa Elementary
- High School:** Liberty High

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## Fees and Taxes

- Association Fee Frequency:** Monthly
- CDDYN:** -81.47363306, 28.15843527,
- Total Annual Fees:** \$1,080
- Total Monthly Fees:** \$90



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