

# 313 PRESERVE POINTE BLVD

<https://theteamjimenez.com>



\$471,990



This exceptional Sebastian plan is perfectly situated on a beautiful homesite close to the Community entrance and features stunning conservation views to the rear, and no homes directly in front, providing a rare sense of privacy. A grand two-story foyer creates a striking first impression, leading into a spacious open-concept layout where the Great Room [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2536 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:** 7405 sq ft

**ListOfficeName:** RISEWELL HOMES  
FLORIDA LLC

**Zoning:** RES

**Bathrooms Full:** 2

**Flood Zone Code:** X / AE

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.16

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2536 sq ft

**Year built:** 2025

**Parcel Number:** 272614704144000030

**GarageSpaces:** 2

**Minimum Lease:** 8-12 Months

**Listing Contract Date:** 2026-03-04

**AdditionalRooms:** Bonus Room, Den/Library/Office,  
Great Room, Inside Utility

**PhotosCount:** 23

**List Agent MLS ID:** 503623276

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	17x20	First	20	17
Bedroom 2	11x13	Second	13	11
Bonus Room	17x12	Second	12	17
Primary Bedroom	12x18	Second	18	12
Balcony/Porch/Lanai	10x9	First	9	10
Bedroom 4	11x12	Second	12	11
Kitchen	20x10	First	10	20
Den	11x10	First	10	11
Dinette	11x10	First	10	11
Bedroom 3	11x12	Second	12	11

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Contemporary

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

**Parking:** Driveway

**Building Area Total:** 3185 sq ft

**Levels:** Two

**New Construction YN:** Yes

**Roof:** Shingle



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## Amenities & Features

**Features:** Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Association Recreation - Owned, Deed Restrictions, Park, Playground, Sidewalks

**ExteriorFeatures:** Irrigation System, Sidewalk, Sliding Doors

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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

**WindowFeatures:** Blinds, Double Pane Windows, Insulated Windows

**Utilities:** Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside, Laundry Room

**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Boone Middle **Elementary School:** Davenport School of the Arts

**High School:** Davenport High School

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$840

**CDDYN:** -81.586975, 28.223364,

**Total Monthly Fees:** \$70



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