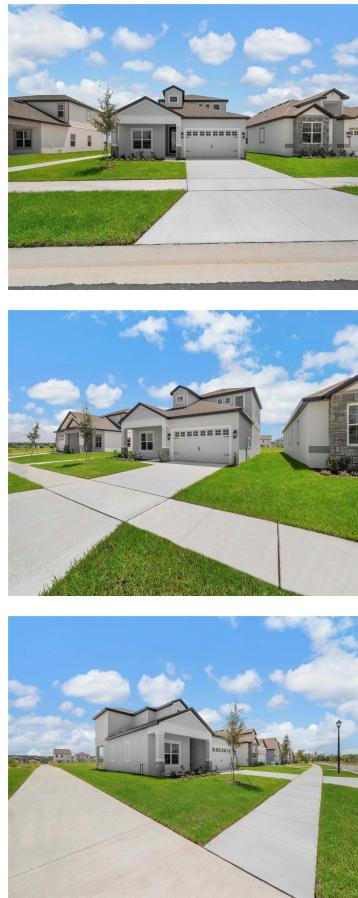


# 3348 CHINOTTO DR

<https://theteamjimenez.com>



**\$463,900**



Pre-Construction. To be built. Discover the Myrtle at Gum Lake Preserve, a two-story, four-bedroom, two-and-a-half-bath home perfectly situated on a desirable corner lot with no rear neighbors. Backing up to a peaceful dry pond, this home offers beautiful sunset views in the evenings and added privacy, while also being just steps away from the community [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2194 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:** 11

**Lot size:** 6264 sq ft

**ListOfficeName:** LGI REALTY- FLORIDA, LLC

**Zoning:** MPUD

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.14

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2194 sq ft

**Year built:** 2026

**Parcel Number:** 262720489403000690

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

**Listing Contract Date:** 2025-09-25

**AdditionalRooms:** Inside Utility

**PhotosCount:** 33

**List Agent MLS ID:** 270515349

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## Rooms



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Room type	Dimensions	Level	Length	Width
Kitchen	10x12	First	12	10
Primary Bedroom	13x14	First	14	13
Dining Room	12x9	First	9	12
Living Room	17x19	First	19	17
Primary Bathroom	13x14	First	14	13
Bathroom 2	6x12	Second	12	6
Bedroom 4	12x12	Second	12	12
Bedroom 2	13x12	Second	12	13
Bedroom 3	12x12	Second	12	12
Laundry	5x6	First	6	5
Bathroom 3	5x6	First	6	5

## Building Details



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Traditional

**Exterior material:** Block, Stone, Stucco

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2839 sq ft

**Levels:** Two

**New Construction YN:** Yes

**Roof:** Shingle

## Amenities & Features

**Features:** Attic Ventilator, Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Community Features:** Community Boat Ramp, Dock, Fishing, Lake, Public Boat Ramp, Water Access, Waterfront, Golf Carts OK, Park, Playground, Sidewalks

**Exterior Features:** Irrigation System, Lighting, Sidewalk, Sliding Doors

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator

**Window Features:** Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low-Emissivity Windows, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Fiber Optics, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities, Water Available, Water Connected

**Waterfront available:** No

**Waterfront Features:** Lake, Waterfront

**Cooling:** Central Air

**Heating:** Electric, Exhaust Fan, Heat Pump

**Cooling YN:** Yes

**Fireplace YN:** No

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

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Flooring:** Carpet, Luxury Vinyl

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Pool Private YN:** No

## Nearby Schools



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Middle Or Junior School:** Stambaugh Middle **Elementary School:** Lake Alfred Elem

**High School:** Auburndale High School

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$480

**CDDYN:** -81.73102063, 28.12484077,

**Total Monthly Fees:** \$40



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