

# 3525 ROLLINGBROOK ST

<https://theteamjimenez.com>



Canterbury model in Kings Ridge which is a 55 plus gated golf community located in the rolling hills of Clermont! Enjoy the royal life style in the multi-million dollar club house with 3 heated pools, spas, tennis & pickleball courts, billiards, shuffle board, shows, bingo, cards, & clubs galore. The Sir Walter Series Canterbury model [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1548 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:** 8

**Lot size:** 5050 sq ft

**ListOfficeName:** MICKI BLACKBURN REALTY

**Zoning:** PUD

**Bathrooms Full:** 2

**Homestead:** 1

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

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.12

**Type:** Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1548 sq ft

**Year built:** 2001

**Parcel Number:** 042326010000005700

**GarageSpaces:** 2

**Minimum Lease:** 7 Months

**Flood Zone Code:** X

**Listing Contract Date:** 2025-05-27

**AdditionalRooms:** Florida Room, Inside Utility

**PhotosCount:** 80

**List Agent MLS ID:** 260563400

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x18	First	18	11
Great Room	16x13	First	13	16
Bedroom 2		First		1114
Dining Room	9x10	First	10	9
Florida Room	16x8	First	8	16
Foyer	7x10	First	10	7
Primary Bedroom	15x13	First	13	15
Office	11x11	First	11	11

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Florida

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener, Ground Level

**Building Area Total:** 2198 sq ft

**Levels:** One

**New Construction YN:** No

**Roof:** Shingle

## Amenities & Features



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**Features:** Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access

**Utilities:** Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile, Laminate

**Laundry Features:** Inside

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Irrigation System, Rain Gutters, Sliding Doors

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$5,604

**CDDYN:** -81.718411, 28.516509,

**Total Monthly Fees:** \$467



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