

# 3525 ROLLINGBROOK ST

<https://theteamjimenez.com>



Kings Ridge 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 features 2 bedrooms, 2 [...]

- 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  
**Minimun 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  
**ArchitecturalStyle:** Florida  
**Exterior material:** Block, Stucco  
**Parking:** Garage Door Opener, Ground Level

**Building Area Total:** 2198 sq ft  
**Levels:** One  
**NewConstructionYN:** 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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