

3596 KINLEY BROOKE LN
https://theteamjimenez.com



Welcome to Heritage Hills — Clermont’s premier 55+ gated community! This beautiful 3-bedroom, 2-bath corner-lot home features all the premium upgrades Lennar is known for. Enjoy a bright and spacious open floor plan, modern finishes throughout, and an extra-large screened-in lanai with pavers — perfect for relaxing or entertaining. Set within a resort-style community, Heritage [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1677 sq ft



Basics



Call us now
Phone: (914) 230-2513
Email: ashley@larosainternacional.com
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Category: Single Family Residence
Status: Active
Bathrooms: 2 baths
Total rooms: 11
Lot size: 7899 sq ft
ListOfficeName: LPT REALTY, LLC
GarageSpaces: 2
Minimun Lease: 8-12 Months
Flood Zone Code: X
Listing Contract Date: 2025-10-11
AssociationYN: 1
LotSizeAcres: 0.18

Type: Residential
Bedrooms: 3 beds
Half baths: 0 half baths
Area: 1677 sq ft
Year built: 2016
Parcel Number: 032326011500000100
Bathrooms Full: 2
Homestead: 1
Flood Zone Date: 2012-12-18
OccupantType: Vacant
PhotosCount: 75
List Agent MLS ID: 272562438

Rooms



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| Room type | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Living Room | 15.1x19.2 | First | 19.2 | 15.1 |
| Bedroom 2 | 10.3x10.1 | First | 10.1 | 10.3 |
| Kitchen | 12.6x12 | First | 12 | 12.6 |
| Primary Bedroom | 12.6x14.1 | First | 14.1 | 12.6 |
| Dinette | 10.2x7.7 | First | 7.7 | 10.2 |
| Bedroom 3 | 10.3x10.4 | First | 10.4 | 10.3 |
| Dining Room | 12x11.3 | First | 11.3 | 12 |
| Balcony/Porch/Lanai | 22.8x10.8 | First | 10.8 | 22.8 |
| Primary Bathroom | 9.5x8.1 | First | 8.1 | 9.5 |
| Bathroom 1 | 5.4x10.4 | First | 10.4 | 5.4 |
| Laundry | 6.3x9.1 | First | 9.1 | 6.3 |

Building Details



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

Sewer: Public Sewer

Foundation Details: Slab

NewConstructionYN: No

Roof: Shingle

Building Area Total: 2277 sq ft

Levels: One

Exterior material: Block

Amenities & Features

Features: Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

CommunityFeatures: Buyer Approval Required, Clubhouse, Fitness Center, Gated Community - Guard, Pool, Racquetball, Sidewalks

Utilities: Cable Available, Electricity Connected, Public, Water Connected

GarageYN: Yes

Cooling: Central Air

Heating: Central

CoolingYN: Yes

FireplaceYN: No

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

ExteriorFeatures: Irrigation System, Sidewalk, Sliding Doors, Tennis Court(s)

Waterfront available: No

AttachedGarageYN: Yes

Flooring: Carpet, Tile

Laundry Features: Laundry Room

PoolPrivateYN: No

Fees and Taxes

Association Fee Frequency: Monthly

Total Annual Fees: \$5,007.84

CDDYN: -81.681848, 28.515585,

Total Monthly Fees: \$417.32



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