

# 3596 KINLEY BROOKE LN

<https://theteamjimenez.com>



Major Price Improvement! Now listed at \$370,000 with a motivated seller ready to make a deal. 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 [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1677 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:** 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

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## 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

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## Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2277 sq ft

**Levels:** One

**Exterior material:** Block

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## 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

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$5,812.80

**CDDYN:** -81.681848, 28.515585,

**Total Monthly Fees:** \$484.40



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