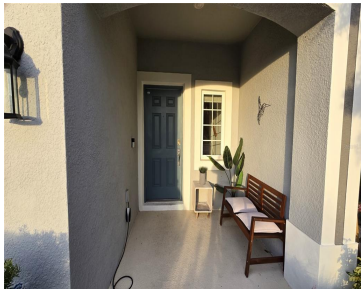


# 3609 ANIBAL ST

<https://theteamjimenez.com>



Make this charming new home yours today! Ideally situated just 15 miles from Disney World and the vibrant amenities of Central Florida, this updated 3-bedroom, 2.5-bath townhouse offers modern comfort in a fantastic location, with shopping, entertainment, and dining options right at your doorstep. Living here means enjoying unparalleled convenience and a wealth of amenities. [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1555 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:** Townhouse  
**Status:** Active  
**Bathrooms:** 3 baths  
**Total rooms:** 9  
**Lot size:** 2178 sq ft  
**ListOfficeName:** ADVANCE FLORIDA REALTY, INC.  
**Zoning:** X  
**Bathrooms Full:** 2  
**Homestead:** 1  
**Listing Contract Date:** 2025-07-25  
**AssociationYN:** 1  
**LotSizeAcres:** 0.05

**Type:** Residential  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Area:** 1555 sq ft  
**Year built:** 2022  
**Parcel Number:** 252628498300010500  
**GarageSpaces:** 1  
**Minimun Lease:** 8-12 Months  
**Flood Zone Code:** x  
**OccupantType:** Owner  
**PhotosCount:** 17  
**List Agent MLS ID:** 277029983

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## Rooms



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

Room type	Level
Primary Bedroom	Second
Bathroom 2	Second
Bathroom 3	Second
Family Room	First
Bathroom 1	First
Bathroom 3	Second
Bathroom 2	Second
Kitchen	First
Living Room	First

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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Other

**Building Area Total:** 2000 sq ft

**Levels:** Two

**Exterior material:** Block

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## Amenities & Features



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Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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

**Features:** Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo

**Amenities:** Dishwasher, Disposal, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

**CommunityFeatures:** Community Mailbox, Dog Park, Pool

**ExteriorFeatures:** Garden

**Utilities:** Cable Available, Public, Sewer Connected

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Cooling:** Central Air

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

**Heating:** Central

**Laundry Features:** Inside

**CoolingYN:** Yes

**PoolPrivateYN:** No

**FireplaceYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**CDDYN:** -81.462442, 28.187682,

**Total Annual Fees:** \$2,508

**Total Monthly Fees:** \$209



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