

# 3617 AMANATSU ST

<https://theteamjimenez.com>



\$335,900



Pre-Construction. To be built. Welcome home to the Cypress, a beautifully crafted floor plan designed to bring comfort, style, and functionality together in the heart of Gum Lake Preserve! This inviting one-story home features three bedrooms, two bathrooms, and a spacious open-concept layout that makes every part of the home feel connected and welcoming. The [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1459 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:** 4659 sq ft

**ListOfficeName:** LGI REALTY- FLORIDA, LLC

**Zoning:** MPUD

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.1

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1459 sq ft

**Year built:** 2026

**Parcel Number:** 262720489402002170

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

**Listing Contract Date:** 2026-05-15

**AdditionalRooms:** Inside Utility

**PhotosCount:** 24

**List Agent MLS ID:** 270515349

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x13	First	13	13
Bathroom 2	10x10	First	10	10
Bedroom 2	13x10	First	10	13
Bedroom 3	10x10	First	10	10
Laundry	6x5	First	5	6
Living Room	14x15	First	15	14
Primary Bathroom	7x11	First	11	7
Kitchen	9x12	First	12	9

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Traditional

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2132 sq ft

**Levels:** One

**New Construction YN:** Yes

**Roof:** Shingle

## Amenities & Features



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**Features:** Ceiling Fan(s), Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Boat Slip, Community Boat Ramp, Dock, Fishing, Lake, Public Boat Ramp, Water Access, Waterfront, Community Mailbox, Golf Carts OK, Park, Playground, Sidewalks

**ExteriorFeatures:** Irrigation System, Lighting, Sidewalk, Sliding Doors

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

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Vinyl

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**PoolPrivateYN:** No

**Amenities:** Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

**WindowFeatures:** Double Pane Windows, ENERGY STAR Qualified Windows, Low-Emissivity Windows, Storm Window(s), Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Available, Sewer Connected, Street Lights, Underground Utilities, Water Available, Water Connected

**Waterfront available:** No

**Waterfront Features:** Lake, Waterfront

**Cooling:** Central Air

**Heating:** Electric, Heat Pump

**CoolingYN:** Yes

**FireplaceYN:** No

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## Nearby Schools

**Middle Or Junior School:** Stambaugh Middle **Elementary School:** Lake Alfred Elem

**High School:** Auburndale High School

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$480

**CDDYN:** -81.729601, 28.123991,

**Total Monthly Fees:** \$40



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