

# 3645 BRIARLYNNE WAY

<https://theteamjimenez.com>



Under Construction. Some homes simply check the boxes—this one creates the lifestyle you’ve been waiting for. This brand-new, quick move-in single-family home offers an exceptional opportunity to own with closing costs paid, up to 10k Flex cash, and NO CDD fees—a powerful combination that makes home ownership both smart and attainable in today’s market. Welcome [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2335 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:** 3 baths  
**Total rooms:** 6  
**Lot size:** 6970 sq ft  
**ListOfficeName:** ADAMS HOMES REALTY, INC.  
**Zoning:** RES  
**Bathrooms Full:** 2  
**Flood Zone Code:** X  
**Listing Contract Date:** 2026-03-11  
**AssociationYN:** 1  
**LotSizeAcres:** 0.16

**Type:** Residential  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Area:** 2335 sq ft  
**Year built:** 2026  
**Parcel Number:** 3226323666000S0040  
**GarageSpaces:** 2  
**Minimun Lease:** No Minimum  
**Flood Zone Date:** 2013-06-18  
**OccupantType:** Vacant  
**PhotosCount:** 16  
**List Agent MLS ID:** 272508586

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room		First		
Primary Bedroom	12x13	First	13	12
Bedroom 3	12x11	Second	11	12
Bedroom 2	11x11	Second	11	11
Bedroom 4	12x11	Second	11	12
Kitchen		First		



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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** Yes

**Roof:** Shingle

**Building Area Total:** 2795 sq ft

**Levels:** Two

**Exterior material:** Block, Stucco

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## Amenities & Features

**Features:** Ceiling Fan(s), In Wall Pest System

**CommunityFeatures:** Dog Park, Pool

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Cooktop, Dishwasher, Disposal, Microwave

**ExteriorFeatures:** Irrigation System, Sidewalk

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside

**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Harmony Middle **Elementary School:** Harmony Community School (K-5)

**High School:** Harmony High

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## Fees and Taxes

**Association Fee Frequency:** Annually

**Total Annual Fees:** \$825

**CDDYN:** -81.13465749, 28.18757219,

**Total Monthly Fees:** \$68.75



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