



Welcome to the Mangrove floor plan, a beautifully designed two-story home offering style, space, and functionality in the picturesque Gum Lake Preserve community. With modern finishes, an open layout, and peaceful surroundings, this home provides the perfect blend of comfort and convenience for today’s lifestyle. As you enter through the extended covered front porch, you’re [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1811 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:** 3 baths

**Total rooms:** 13

**Lot size:** 4668 sq ft

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

**Zoning:** MPUD

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.11

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 1811 sq ft

**Year built:** 2025

**Parcel Number:** 262720489402001690

**GarageSpaces:** 2

**Minimun Lease:** No Minimum

**Listing Contract Date:** 2025-06-13

**AdditionalRooms:** Inside Utility

**PhotosCount:** 21

**List Agent MLS ID:** 270515349

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	12x16	First	16	12
Dining Room	6x16	First	16	6
Living Room	11x16	First	16	11
Primary Bathroom	10x8	Second	8	10
Primary Bedroom	13x14	Second	14	13
Bedroom 2	10x10	Second	10	10
Bedroom 4	10x10	Second	10	10
Bedroom 3	11x10	Second	10	11
Bathroom 3	5x5	First	5	5
Bathroom 2	5x10	First	10	5
Loft	6x13	Second	13	6
Foyer	6x14	First	14	6
Laundry	8x6	Second	6	8

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# Building Details



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

**Sewer:** Public Sewer  
**Foundation Details:** Slab  
**ArchitecturalStyle:** Traditional  
**Exterior material:** Block, Stucco  
**Parking:** Driveway, Garage Door Opener

**Building Area Total:** 2394 sq ft  
**Levels:** Two  
**NewConstructionYN:** Yes  
**Roof:** Shingle

**Amenities & Features**

**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, Golf Carts OK, Park, Playground, Sidewalks

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

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

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Luxury Vinyl

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

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator

**WindowFeatures:** Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Low-Emissivity Windows, 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

**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:** -81.728348, 28.123742,

**Total Monthly Fees:** \$40



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