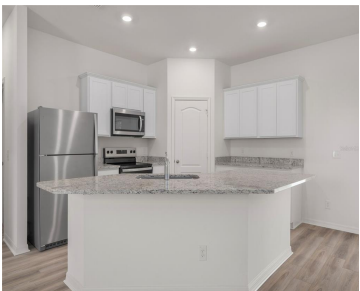


# 404 MANITOBA LN

<https://theteamjimenez.com>



Discover the perfect blend of comfort, style, and value with the Crane floor plan by LGI Homes. This beautifully designed single-story home offers a modern open-concept layout that’s ideal for both everyday living and entertaining. The spacious great room flows into a chef-inspired kitchen and dining area, creating an inviting atmosphere where friends and family [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1463 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:** 9

**Lot size:** 7000 sq ft

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

**Zoning:** R-1A

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.16

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1463 sq ft

**Year built:** 2025

**Parcel Number:** 282803934760053030

**GarageSpaces:** 2

**Minimun Lease:** 6 Months

**Listing Contract Date:** 2025-07-08

**AdditionalRooms:** Family Room, Inside Utility

**PhotosCount:** 20

**List Agent MLS ID:** 270515349

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## Rooms



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Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

| Room type        | Dimensions | Level | Length | Width |
|------------------|------------|-------|--------|-------|
| Kitchen          | 9x12       | First | 12     | 9     |
| Primary Bedroom  | 14x13      | First | 13     | 14    |
| Primary Bathroom | 5x9        | First | 9      | 5     |
| Living Room      | 15x12      | First | 12     | 15    |
| Dining Room      | 14x13      | First | 13     | 14    |
| Bedroom 2        | 12x10      | First | 10     | 12    |
| Bathroom 2       | 7x5        | First | 5      | 7     |
| Bedroom 3        | 12x10      | First | 10     | 12    |
| Laundry          | 6x6        | First | 6      | 6     |

## Building Details

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

**Building Area Total:** 1898 sq ft  
**Levels:** One  
**NewConstructionYN:** Yes  
**Roof:** Shingle

## Amenities & Features



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Phone: (914) 230-2513  
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Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

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

**CommunityFeatures:** Deed Restrictions, Dog Park, Fitness Center, Park, Playground, Pool, Special Community Restrictions, Tennis Court(s)

**ExteriorFeatures:** Irrigation System, Lighting, Private Mailbox, Sidewalk, Sliding Doors, Sprinkler Metered

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

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Luxury Vinyl

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

**PoolFeatures:** In Ground

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric, Exhaust Fan, Heat Pump

**CoolingYN:** Yes

**FireplaceYN:** No

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## Nearby Schools

**Middle Or Junior School:** Lake Marion Creek Middle **Elementary School:** Laurel Elementary  
**High School:** Haines City Senior High

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$1,080

**CDDYN:** -81.504004, 28.070787,

**Total Monthly Fees:** \$90



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