

# 412 ABERDEEN DR

<https://theteamjimenez.com>



\$349,900

Premium homesite with no CDD and no short-term rentals. This well-maintained three-bedroom home is conveniently located just steps from the community pool, offering the enjoyment of nearby amenities without the maintenance. The open great-room floor plan provides comfortable living and entertaining space. The primary suite features a walk-in shower, double vanity with Granite Counters, and a [...]



- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1732 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:** 6  
**Lot size:** 5227 sq ft  
**ListOfficeName:** REAL LIVING R E SOLUTIONS  
**Zoning:** SFR UP TO 2.49  
**Bathrooms Full:** 2  
**Homestead:** 1  
**Listing Contract Date:** 2026-04-02  
**AssociationYN:** 1  
**LotSizeAcres:** 0.12

**Type:** Residential  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Area:** 1732 sq ft  
**Year built:** 2018  
**Parcel Number:** 272606701218000300  
**GarageSpaces:** 2  
**Minimun Lease:** 1-2 Years  
**Flood Zone Code:** x  
**OccupantType:** Owner  
**PhotosCount:** 37  
**List Agent MLS ID:** 261069183

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	15x12	First	12	15
Living Room	16x12	First	12	16
Dining Room	14x12	First	12	14
Primary Bedroom	21x13	First	13	21
Bedroom 2	12x10	First	10	12
Bedroom 3	11x11	First	11	11



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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Traditional

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

**Building Area Total:** 2267 sq ft

**Levels:** One

**New Construction YN:** No

**Roof:** Shingle

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## Amenities & Features

**Features:** Ceiling Fan(s), Kitchen/Family Room Combo, Solid Surface Counters, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Community Features:** Pool

**Utilities:** Underground Utilities

**Garage YN:** Yes

**Cooling:** Central Air

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

**Cooling YN:** Yes

**Fireplace YN:** No

**Amenities:** Disposal, Microwave, Range, Refrigerator

**Exterior Features:** Sliding Doors

**Waterfront available:** No

**Attached Garage YN:** Yes

**Flooring:** Carpet, Tile

**Laundry Features:** Inside

**Pool Private YN:** No

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## Nearby Schools

**Middle Or Junior School:** Citrus Ridge

**Elementary School:** Citrus Ridge

**High School:** Ridge Community Senior High

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## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$940

**CDDYN:** -81.641418, 28.248087,

**Total Monthly Fees:** \$78.33



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