

4418 LIONS GATE AVE  
https://theteamjimenez.com



Step into the thoughtfully designed DreamFinders Lexington Plus Bonus floor plan, where clean modern lines meet comfort that actually works for everyday life. Located in the heart of Clermont, this home offers three spacious bedrooms, three and a half baths, and an oversized upstairs bonus room that easily adapts to your needs whether that's a [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2477 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:** 4 baths  
**Total rooms:** 8  
**Lot size:** 9594 sq ft  
**ListOfficeName:** COMPASS FLORIDA LLC  
**GarageSpaces:** 3  
**Minimun Lease:** 8-12 Months  
**Flood Zone Code:** X  
**OccupantType:** Owner  
**AssociationYN:** 1  
**LotSizeAcres:** 0.22

**Type:** Residential  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Area:** 2477 sq ft  
**Year built:** 2023  
**Parcel Number:** 092326010000014900  
**Bathrooms Full:** 3  
**Homestead:** 1  
**Listing Contract Date:** 2025-03-11  
**AdditionalRooms:** Inside Utility  
**PhotosCount:** 26  
**List Agent MLS ID:** 261205400

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## Rooms



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| Room type        | Dimensions | Level  | Length | Width |
|------------------|------------|--------|--------|-------|
| Primary Bedroom  | 15x13      | First  | 13     | 15    |
| Living Room      | 16x14      | First  | 14     | 16    |
| Kitchen          | 12x11      | First  | 11     | 12    |
| Primary Bathroom |            | First  |        |       |
| Bedroom 3        | 12x12      | First  | 12     | 12    |
| Bedroom 2        | 13x11      | First  | 11     | 13    |
| Bedroom 4        | 17x16      | Second | 16     | 17    |
| Bathroom 2       |            | First  |        |       |

## Building Details

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

**Building Area Total:** 3109 sq ft  
**Levels:** Two  
**NewConstructionYN:** No  
**Roof:** Shingle

## Amenities & Features



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**Features:** Ceiling Fan(s), High Ceilings, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**CommunityFeatures:** Clubhouse, Pool, Sidewalks

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Luxury Vinyl

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Windy Hill Middle **Elementary School:** Sawgrass bay Elementary

**High School:** East Ridge High

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## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,724

**CDDYN:** -81.708624, 28.497643,

**Total Monthly Fees:** \$143.67



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