

# 4442 LIONS GATE DR

<https://theteamjimenez.com>



Welcome to your dream home! From the moment you arrive, the upgraded curb appeal and enhanced front elevation set this property apart. Step inside to find a spacious, light-filled layout boasting high-end architectural details, including elegant tray ceilings and a modern upgraded stair guardrail. The expansive sliding glass doors lead you to a beautiful enclosed [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2836 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:** 4 baths

**Total rooms:** 9

**Lot size:** 7257 sq ft

**ListOfficeName:** ENGEL & VOLKERS CLERMONT

**GarageSpaces:** 2

**Minimun Lease:** 6 Months

**Listing Contract Date:** 2026-01-28

**AdditionalRooms:** Family Room, Formal Dining Room  
Separate, Loft

**PhotosCount:** 30

**List Agent MLS ID:** 605500349

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2836 sq ft

**Year built:** 2022

**Parcel Number:** 092326010000015500

**Bathrooms Full:** 3

**Flood Zone Code:** x

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.17

---

## Rooms



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x13	First	13	16
Living Room	16x19	First	19	16
Dining Room	11x12	First	12	11
Kitchen	16x16	First	16	16
Bedroom 2	13x12	First	12	13
Bedroom 3	11x12	First	12	11
Bedroom 4	11x11	First	11	11
Balcony/Porch/Lanai	17x10	First	10	17
Bonus Room	19x16	Second	16	19

## Building Details

<b>Sewer:</b> Public Sewer	<b>Building Area Total:</b> 3581 sq ft
<b>Fencing:</b> Masonry	<b>Foundation Details:</b> Slab
<b>Levels:</b> Two	<b>ArchitecturalStyle:</b> Florida, Ranch, Traditional
<b>NewConstructionYN:</b> No	<b>Exterior material:</b> Block, Stucco, Wood Frame
<b>Roof:</b> Shingle	<b>Parking:</b> Driveway, Garage Door Opener

## Amenities & Features



**Call us now**  
Phone: (914) 230-2513  
Email: ashley@larosainternacional.com  
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Features:** Accessibility Features, Ceiling Fan(s), Coffered Ceiling(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**CommunityFeatures:** Deed Restrictions, Playground, Pool, Sidewalks

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

**Patio & Porch Features:** Enclosed, Front Porch, Rear Porch, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Microwave, Range, Trash compactor, Washer

**WindowFeatures:** Aluminum Frames, Blinds, Double Pane Windows, Insulated Windows, Shades

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

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

**PoolPrivateYN:** No

---

## Nearby Schools

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

**High School:** East Ridge High

---

## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,720

**CDDYN:** -81.708543, 28.496762,

**Total Monthly Fees:** \$143.33



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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