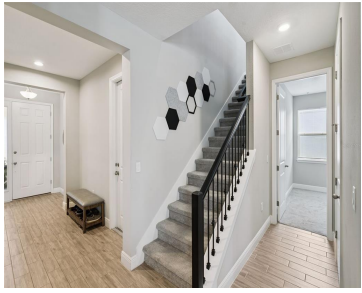


# 4442 LIONS GATE DR

<https://theteamjimenez.com>



\$590,000



PRICE ADJUSTMENT-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 [...]

- 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

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## Rooms



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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

**Sewer:** Public Sewer

**Fencing:** Masonry

**Levels:** Two

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 3581 sq ft

**Foundation Details:** Slab

**ArchitecturalStyle:** Florida, Ranch, Traditional

**Exterior material:** Block, Stucco, Wood Frame

**Parking:** Driveway, Garage Door Opener

## Amenities & Features



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**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

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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:** \$1,720

**CDDYN:** -81.708543, 28.496762,

**Total Monthly Fees:** \$143.33



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