# 4442 LIONS GATE DR

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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

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

**Category:** Single Family Residence

**Type:** Residential

**Status:** Active

**Bedrooms: 4** beds

**Bathrooms: 4** baths

**Half baths: 1** half bath

**Total rooms:** 9

**Area: 2836** sq ft

**Lot size: 7257** sq ft

**Year built:** 2022

**ListOfficeName:** ENGEL & VOLKERS CLERMONT

**Parcel Number:** 092326010000015500

**GarageSpaces:** 2

**Bathrooms Full:** 3

**Minimun Lease:** 6 Months

**Flood Zone Code:** x

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

**OccupantType:** Owner

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

**AssociationYN:** 1

**PhotosCount:** 30

**LotSizeAcres:** 0.17

**List Agent MLS ID:** 605500349

## 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)

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

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

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

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

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

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

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Cooling:** Central Air

**Flooring:** Carpet, Ceramic Tile

**Heating:** Central, Electric

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

**CoolingYN:** Yes

**PoolPrivateYN:** No

**FireplaceYN:** 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

**CDDYN:** -81.708543, 28.496762,

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

**Total Monthly Fees:** $143.33


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