

4475 CASABLANCA AVE

https://theteamjimenez.com



This is charming beauty home of 1541 sqft is located in CASA BELLA subdivision within city Of Kissimmee, featuring a spacious living area with vaulted ceiling. Its strategic location offers easy access to shops, restaurants, major highways and popular attraction like walt Disney’s world. please make sure you will be next owner.

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1541 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:** 2 baths  
**Total rooms:** 7  
**Lot size:** 6098 sq ft  
**ListOfficeName:** NEW VISION STAR REALTY LLC  
**Zoning:** 001  
**Bathrooms Full:** 2  
**Homestead:** 1  
**Flood Zone Date:** 2013-06-18  
**OccupantType:** Vacant  
**PhotosCount:** 38  
**List Agent MLS ID:** 272508066

**Type:** Residential  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Area:** 1541 sq ft  
**Year built:** 2022  
**Parcel Number:** 252628336600010330  
**GarageSpaces:** 2  
**Minimun Lease:** 2+ Years  
**Flood Zone Code:** X  
**Listing Contract Date:** 2026-08-25  
**AssociationYN:** 1  
**LotSizeAcres:** 0.14

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## Rooms



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| Room type        | Dimensions | Level | Length | Width |
|------------------|------------|-------|--------|-------|
| Primary Bathroom | 9x8        | First | 8      | 9     |
| Bathroom 1       | 8x7        | First | 7      | 8     |
| Family Room      | 10x13      | First | 13     | 10    |
| Bedroom 1        | 10x13      | First | 13     | 10    |
| Bedroom 2        | 12x12      | First | 12     | 12    |
| Primary Bedroom  | 14x14      | First | 14     | 14    |
| Kitchen          | 8x9        | First | 9      | 8     |

## Building Details

**Sewer:** None

**Foundation Details:** Other

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 1684 sq ft

**Levels:** One

**Exterior material:** Concrete

## Amenities & Features



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**Features:** Ninguno

**ExteriorFeatures:** Other

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Hardwood

**Laundry Features:** Laundry Room, None

**PoolPrivateYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater

**Utilities:** Sewer Available

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Other

**CoolingYN:** Yes

**FireplaceYN:** No

## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$788

**CDDYN:** -81.465955, 28.199432,

**Total Monthly Fees:** \$65.67



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