

# 622 WHISTLING STRAITS BLVD

<https://theteamjimenez.com>



Welcome to Your Luxurious Getaway in Champions Gate- ONE OWNER, FIRST TIME ON THE MARKET-Step into paradise with our stunning five-bedroom, five-bathroom haven, nestled within the exclusive gated community of Stony Brook in Champions Gate. This fully furnished gem with over 3,000 sqft of elegance and comfort, perfect for group getaways or family vacations. Your [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3081 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:** 5 baths  
**Total rooms:** 14  
**Lot size:** 4792 sq ft  
**ListOfficeName:** ELITE REALTY, LLC  
**Zoning:** X  
**Bathrooms Full:** 5  
**Flood Zone Code:** X  
**Listing Contract Date:** 2025-09-14  
**AdditionalRooms:** Loft  
**PhotosCount:** 46  
**List Agent MLS ID:** 272507997

**Type:** Residential  
**Bedrooms:** 5 beds  
**Half baths:** 0 half baths  
**Area:** 3081 sq ft  
**Year built:** 2021  
**Parcel Number:** 302527512000011100  
**GarageSpaces:** 1  
**Minimun Lease:** 1-7 Days  
**Flood Zone Date:** 2013-06-18  
**OccupantType:** Owner  
**AssociationYN:** 1  
**LotSizeAcres:** 0.11

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	9x17	First	17	9
Dining Room	17x14	First	14	17
Living Room	17x14	First	14	17
Laundry	8x7	First	7	8
Foyer	5x11	First	11	5
Primary Bedroom	13x14	First	14	13
Balcony/Porch/Lanai	15x6	First	6	15
Primary Bedroom 2	13x16	Second	16	13
Balcony/Porch/Lanai	5x8	First	8	5
Bedroom 3	11x2	First	2	11
Bedroom 4	12x15	Second	15	12
Loft	17x12	Second	12	17
Primary Bathroom	15x5	First	5	15
Bedroom 5	12x11	Second	11	12



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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**ArchitecturalStyle:** Contemporary

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

**Building Area Total:** 3467 sq ft

**Levels:** Two

**NewConstructionYN:** No

**Roof:** Shingle

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## Amenities & Features

**Features:** Eating Space In Kitchen, L Dining, Open Floorplan, Thermostat, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Tennis Court(s)

**ExteriorFeatures:** Lighting, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Street Lights, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Laundry Room

**PoolPrivateYN:** Yes

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**WindowFeatures:** Blinds, Window Treatments

**PoolFeatures:** Heated, In Ground

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$6,216

**CDDYN:** -81.647405, 28.28134, 1

**Total Monthly Fees:** \$518



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