

# 6236 TRAILBLAZE BND

<https://theteamjimenez.com>



\$799,500



Welcome to luxury living in the highly sought-after Sunbridge Community! Built in 2024, this well maintained, impressive 2-story, 4 bedroom, 4.5 bathroom residence offers 3,169 square feet of thoughtfully upgraded living space on an Oversized Conservation Homesite with tranquil canal frontage and breathtaking views of lush, protected woodlands. Surrounded by mature native trees and natural [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3169 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:** 7

**Lot size:** 7200 sq ft

**ListOfficeName:** RE/MAX TOWN & COUNTRY REALTY

**Zoning:** PUD

**Bathrooms Full:** 4

**Flood Zone Code:** x

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.17

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 3169 sq ft

**Year built:** 2024

**Parcel Number:** 022531553900010740

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Listing Contract Date:** 2026-05-21

**AdditionalRooms:** Inside Utility

**PhotosCount:** 51

**List Agent MLS ID:** 261018181

## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	12.8x12.4	First	12.4	12.8
Living Room	27x18	First	18	27
Bedroom 3	13.7x12	Second	12	13.7
Kitchen	17.9x11.6	First	11.6	17.9
Bedroom 4	14x12	Second	12	14
Primary Bedroom	21x13	Second	13	21
Bonus Room	16x12	First	12	16



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## Building Details

**Sewer:** Public Sewer

**Fencing:** Fenced

**Levels:** Two

**Exterior material:** Cement Siding, HardiPlank Type

**Parking:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener

**Building Area Total:** 3221 sq ft

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

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## Amenities & Features

**Features:** High Ceilings, Open Floorplan, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Association Recreation - Owned, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Solar, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Electric:** Photovoltaics Seller Owned

**Heating:** Central, Electric, Solar

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Range

**ExteriorFeatures:** Irrigation System, Sidewalk, Sliding Doors

**Patio & Porch Features:** Covered, Front Porch, Rear Porch

**GarageYN:** Yes

**Cooling:** Central Air

**Flooring:** Carpet, Tile

**Laundry Features:** Inside, Laundry Room

**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Narcoossee Middle

**High School:** Harmony High

**Elementary School:** VOYAGER K-8



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## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,800

**CDDYN:** -81.175027, 28.341308, 1

**Total Monthly Fees:** \$150



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