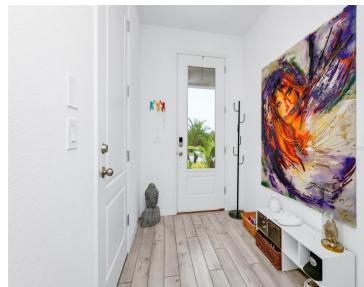


# 652 BENOI DR

<https://theteamjimenez.com>



Welcome to the Enclaves at Festival — where peaceful nature views meet unbeatable location in the heart of ChampionsGate! This impeccably maintained townhouse offers the perfect blend of modern comfort and natural beauty. Nestled in a prime community just minutes from world-class shopping, dining, and Orlando's top attractions — and only 5 minutes from I-4  
[...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2174 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:** Townhouse

**Status:** Active

**Bathrooms:** 3 baths

**Total rooms:** 9

**Lot size:** 2208 sq ft

**ListOfficeName:** 2 GOOD REALTY

**GarageSpaces:** 2

**Minimun Lease:** 1-7 Days

**Flood Zone Date:** 2016-12-22

**OccupantType:** Vacant

**PhotosCount:** 55

**List Agent MLS ID:** 272502665

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2174 sq ft

**Year built:** 2020

**Parcel Number:** 272605701155000120

**Bathrooms Full:** 2

**Flood Zone Code:** AE

**Listing Contract Date:** 2025-05-26

**AssociationYN:** 1

**LotSizeAcres:** 0.05

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## Rooms



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

Room type	Dimensions	Level	Length	Width
Bathroom 2	Second			
Primary Bedroom	12x18	Second	18	12
Bedroom 3	13x13	Second	13	13
Bathroom 1		Second		
Bathroom 3		First		
Bedroom 2	13x13	Second	13	13
Kitchen	12x11	First	11	12
Living Room	13x17	First	17	13
Dinette	10x5	First	5	10

## Building Details

**Sewer:** Public Sewer

**Building Area Total:** 2221 sq ft

**Foundation Details:** Slab

**Levels:** Two

**New Construction YN:** No

**Exterior material:** Block

**Roof:** Shingle

## Amenities & Features



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

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

**Features:** High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Window Treatments

**Community Features:** Deed Restrictions, Fitness Center, Park, Playground, Pool

**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected

**Waterfront available:** No

**Attached Garage YN:** No

**Flooring:** Carpet, Laminate

**Laundry Features:** Inside, Upper Level

**Pool Private YN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**Exterior Features:** Irrigation System

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

**Garage YN:** Yes

**Cooling:** Central Air

**Heating:** Central

**Cooling YN:** Yes

**Fireplace YN:** No

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## Nearby Schools

**Elementary School:** Loughman Oaks Elem

**High School:** Davenport High School

---

## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$5,674.08

**CDDYN:** -81.627011, 28.250986,

**Total Monthly Fees:** \$472.84



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