

7259 REGINA WAY

<https://theteamjimenez.com>



This meticulously maintained 3-bedroom plus loft, 2.5-bath residence in the gated Toscana community offers a refined aesthetic in the heart of Dr. Phillips. The interior is defined by a grand great room with soaring ceilings, creating a sense of volume and a perfect backdrop for the open living space. The principal levels feature premium strand-woven [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2244 sq ft



Basics



Call us now

Phone: (914) 230-2513
Email: ashley@larosainternacional.com
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Category: Townhouse

Status: Active

Bathrooms: 3 baths

Total rooms: 7

Lot size: 3597 sq ft

ListOfficeName: FLORIDA CONNEXION PROPERTIES

Zoning: PD

Bathrooms Full: 2

Homestead: 1

Flood Zone Date: 2009-09-25

OccupantType: Owner

AssociationYN: 1

LotSizeAcres: 0.08

Type: Residential

Bedrooms: 3 beds

Half baths: 1 half bath

Area: 2244 sq ft

Year built: 2005

Parcel Number: 262328820300710

GarageSpaces: 2

Minimun Lease: 7 Months

Flood Zone Code: X

Listing Contract Date: 2026-03-26

AdditionalRooms: Inside Utility, Loft

PhotosCount: 59

List Agent MLS ID: 261206217

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 3	12x12	Second	12	12
Primary Bedroom	13x16	First	16	13
Bedroom 2	12x13	Second	13	12
Dining Room	10x16	First	16	10
Family Room	15x13	Second	13	15
Kitchen	15x13	First	13	15
Living Room	15x16	First	16	15

Building Details

Sewer: Public Sewer

Foundation Details: Slab

Architectural Style: Mediterranean

Exterior material: Block, Stucco

Building Area Total: 3148 sq ft

Levels: Two

New Construction YN: No

Roof: Tile

Amenities & Features



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

Features: Living Room/Dining Room Combo

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Pool

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

Waterfront available: No

AttachedGarageYN: Yes

Flooring: Bamboo, Carpet, Ceramic Tile

Laundry Features: Laundry Room

PoolPrivateYN: No

Amenities: Other

ExteriorFeatures: Sliding Doors

Patio & Porch Features: Covered, Deck, Patio, Porch

GarageYN: Yes

Cooling: Central Air

Heating: Central, Electric

CoolingYN: Yes

FireplaceYN: No

Nearby Schools

Middle Or Junior School: Southwest Middle **Elementary School:** Dr. Phillips Elem

High School: Dr. Phillips High

Fees and Taxes

Association Fee Frequency: Quarterly

Total Annual Fees: \$5,624

CDDYN: -81.477912, 28.458659,

Total Monthly Fees: \$468.67



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