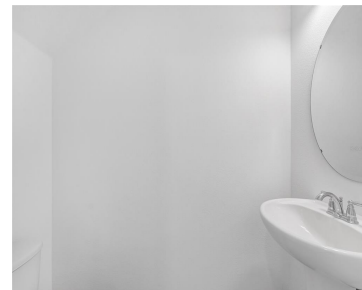
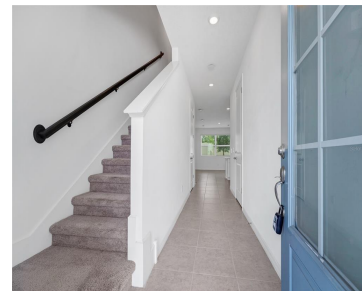


# 763 LONGBOAT DR

<https://theteamjimenez.com>



Welcome to The Enclaves at Festival! This Gorgeous, like new town-home located in the highly desirable, Champions Gate area. This beautiful home has a sunny bright, open kitchen with plenty of upgrades such as beautiful 42 inch cabinets, all stainless steel Whirlpool appliances including cook-range, dishwasher, microwave. Enormous island with Quartz counter perfect for gatherings [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1622 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:** 4

**Lot size:** 1921 sq ft

**ListOfficeName:** SIMPSON REALTY LLC

**GarageSpaces:** 1

**Minimun Lease:** 1-7 Days

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

**OccupantType:** Vacant

**PhotosCount:** 61

**List Agent MLS ID:** 261224609

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 1622 sq ft

**Year built:** 2023

**Parcel Number:** 272605701160000590

**Bathrooms Full:** 2

**Flood Zone Code:** X

**Listing Contract Date:** 2026-05-12

**AssociationYN:** 1

**LotSizeAcres:** 0.04

---

## Rooms

Room type	Level
Primary Bedroom	Second
Living Room	First
Primary Bathroom	Second
Kitchen	First

---

## Building Details



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 1906 sq ft

**Levels:** Two

**Exterior material:** Concrete

---

## Amenities & Features

**Features:** Open Floorplan, Thermostat

**CommunityFeatures:** Clubhouse, Fitness Center, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**ExteriorFeatures:** Playground, Sidewalk, Sliding Doors

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No

---

## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$4,844

**CDDYN:** -81.634005, 28.245401,

**Total Monthly Fees:** \$403.67



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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