

# 82 BERLIN AVE

<https://theteamjimenez.com>



\$485,000



Motivated Seller! Seller is paying 3.5% of purchase towards buyers costs! Welcome to this beautifully maintained, gently lived-in 4-bedroom, 3.5-bathroom home located in the highly desirable Narcoossee / Lake Nona area. Perfectly positioned on a pond-front lot in the charming community of Siena Reserve, this move-in-ready home offers the ideal blend of comfort, style, and [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2586 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:** 4 baths

**Total rooms:** 9

**Lot size:** 6098 sq ft

**ListOfficeName:** FLORIDA REALTY RESULTS LLC

**Zoning:** SFR

**Bathrooms Full:** 3

**Homestead:** 1

**Flood Zone Date:** 2013-06-18

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.14

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2586 sq ft

**Year built:** 2021

**Parcel Number:** 212531497800010790

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Flood Zone Code:** X

**Listing Contract Date:** 2026-02-13

**AdditionalRooms:** Bonus Room, Family Room, Inside Utility, Loft

**PhotosCount:** 44

**List Agent MLS ID:** 261065601

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	23x18	First	18	23
Kitchen	17x16	First	16	17
Dining Room	12x9	First	9	12
Primary Bedroom	17x13	Second	13	17
Bedroom 2	11x11	Second	11	11
Loft	24x12	Second	12	24
Balcony/Porch/Lanai	29x8	First	8	29
Bedroom 4	11x11	Second	11	11
Bedroom 3	11x10	Second	10	11

## Building Details

**Sewer:** Public Sewer

**Fencing:** Fenced, Other

**Levels:** Two

**Exterior material:** Block, Concrete, Stone, Stucco

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

**Building Area Total:** 3381 sq ft

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle



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## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Solid Surface Counters, Walk-In Closet(s)

**CommunityFeatures:** Deed Restrictions, Dog Park, Playground, Pool, Sidewalks

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

**Waterfront available:** Yes

**Waterfront Features:** Pond

**Cooling:** Central Air

**Heating:** Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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

**ExteriorFeatures:** Irrigation System, Private Yard, Sliding Doors, Sprinkler Metered

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

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Laminate

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$788

**CDDYN:** -81.219077, 28.292948,

**Total Monthly Fees:** \$65.67



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