

# 8995 FLUFFY LIE CT

<https://theteamjimenez.com>



\$365,000



One or more photo(s) has been virtually staged. FHA ASSUMABLE MORTGAGE at an exceptional 3.5% interest rate! Welcome home to the exclusive, guard gated ChampionsGate Country Club, where resort living meets everyday comfort. This beautifully maintained 3-bedroom, 2.5-bath residence sits on one of the community's most desirable lots, offering no rear neighbors, lush private landscaping, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2076 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:** 3 baths

**Total rooms:** 12

**Lot size:** 4792 sq ft

**ListOfficeName:** FLORIDA REALTY MARKETPLACE

**Zoning:** RES

**Bathrooms Full:** 2

**Homestead:** 1

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

**OccupantType:** Owner

**PhotosCount:** 52

**List Agent MLS ID:** 261088030

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2076 sq ft

**Year built:** 2021

**Parcel Number:** 302527509300014620

**GarageSpaces:** 2

**Minimum Lease:** 1-2 Years

**Flood Zone Code:** X

**Listing Contract Date:** 2025-12-26

**AssociationYN:** 1

**LotSizeAcres:** 0.11

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## Rooms



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| Room type           | Dimensions | Level  | Length | Width |
|---------------------|------------|--------|--------|-------|
| Living Room         | 16x18      | First  | 18     | 16    |
| Kitchen             | 11x16      | First  | 16     | 11    |
| Dining Room         | 8x11       | First  | 11     | 8     |
| Bathroom 2          | 5x5        | First  | 5      | 5     |
| Primary Bedroom     | 13x20      | Second | 20     | 13    |
| Primary Bathroom    | 9x11       | Second | 11     | 9     |
| Bedroom 3           | 11x12      | Second | 12     | 11    |
| Bedroom 2           | 12x12      | Second | 12     | 12    |
| Bathroom 3          | 5x10       | Second | 10     | 5     |
| Foyer               | 5x6        | First  | 6      | 5     |
| Laundry             | 8x8        | Second | 8      | 8     |
| Balcony/Porch/Lanai |            | First  |        |       |

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## Building Details



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

**Sewer:** Public Sewer

**Fencing:** Fenced

**Levels:** Two

**Exterior material:** Block, Stucco

**Building Area Total:** 2721 sq ft

**Foundation Details:** Block

**NewConstructionYN:** No

**Roof:** Tile

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## Amenities & Features

**Features:** Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Smart Home, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks

**ExteriorFeatures:** Irrigation System, Lighting, Private Yard

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

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

**WindowFeatures:** Blinds, Tinted Windows, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Tile

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

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$10,581.48

**CDDYN:** -81.64778, 28.280838, 1

**Total Monthly Fees:** \$881.79



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