# 9450 WATER ORCHID AVE

https://theteamjimenez.com










EXTRA MOTIVATED SELLER **HOT LISTING! Packed with character, premium upgrades, and an unbeatable location on the Clermont/Groveland border! Welcome to the best lot in the area, offering the perfect blend of Groveland benefits and unparalleled Clermont convenience!** Step into a stunning interior boasting gorgeous **hardwood floors** throughout the living and dining areas, complemented by dramatic [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1874 sq ft

## Basics


### Call us now

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

**Category:** Single Family Residence
**Type:** Residential
**Status:** Active
**Bedrooms: 4** beds
**Bathrooms: 2** baths
**Half baths: 0** half baths
**Total rooms:** 7
**Area: 1874** sq ft
**Lot size: 13348** sq ft
**Year built:** 2001
**ListOfficeName:** ORCHARD BROKERAGE, LLC
**Parcel Number:** 152225130000003000
**Zoning:** R-4
**GarageSpaces:** 2
**Bathrooms Full:** 2
**Minimun Lease:** No Minimum
**Homestead:** 1
**Flood Zone Code:** X
**Listing Contract Date:** 2026-07-12
**OccupantType:** Owner
**AssociationYN:** 1
**PhotosCount:** 25
**LotSizeAcres:** 0.31
**List Agent MLS ID:** 279578989

## Rooms

| Room type | Dimensions | Level | Length | Width |
|---|---|---|---|---|
| Dining Room | 14x7 | First | 7 | 14 |
| Bedroom 3 | 13x9 | First | 9 | 13 |
| Living Room | 14x15 | First | 15 | 14 |
| Bedroom 4 | 13x11 | First | 11 | 13 |
| Primary Bedroom | 13x14 | First | 14 | 13 |
| Bedroom 2 | 11x13 | First | 13 | 11 |
| Kitchen | 11x18 | First | 18 | 11 |


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## Building Details

**Other Structures:** Shed(s), Storage

**Building Area Total: 2524** sq ft

**Levels:** One

**NewConstructionYN:** No

**Roof:** Shingle

**Sewer:** Septic Tank

**Foundation Details:** Slab

**ArchitecturalStyle:** Cabin, Colonial, Elevated, Traditional

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

**Parking:** Garage Door Opener

## Amenities & Features

**Features:** Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

**WindowFeatures:** Double Pane Windows, Insulated Windows

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

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile, Laminate, Hardwood

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

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Sliding Doors, Storage

**Patio & Porch Features:** Deck, Enclosed, Patio, Porch, Rear Porch, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** $444

**CDDYN:** -81.796692, 28.576204,

**Total Monthly Fees:** $37


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