

# 9456 KOMIKA LN W #1

<https://theteamjimenez.com>



\$468,150



Gorgeous, Gorgeous, Situated in the sought-after Waterleigh community, one of the most popular communities in Horizon West/Winter Garden this stunning 3-bedroom, 2-bathroom home offers the perfect blend of comfort, style, and convenience. This home is perfect for those seeking a tranquil and inviting living environment. Upon entering, you'll be greeted by a warm and inviting [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1705 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:** 2 baths

**Total rooms:** 8

**Lot size:** 5199 sq ft

**ListOfficeName:** GILVAN REALTY CORP.

**Zoning:** P-D

**Bathrooms Full:** 2

**UnitNumber:** 1

**Flood Zone Code:** X

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.12

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1705 sq ft

**Year built:** 2020

**Parcel Number:** 072427750600970

**GarageSpaces:** 2

**Minimun Lease:** 6 Months

**Homestead:** 1

**Listing Contract Date:** 2026-01-26

**AdditionalRooms:** Attic

**PhotosCount:** 55

**List Agent MLS ID:** 278041297

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x14	First	14	15
Dining Room	15x10	First	10	15
Living Room	15x16	First	16	15
Bedroom 2	11x12	First	12	11
Bedroom 3	11x11	First	11	11
Primary Bedroom	13x15	First	15	13
Primary Bathroom		First		
Bathroom 2		First		

## Building Details

**Sewer:** Public Sewer

**Building Area Total:** 2311 sq ft

**Fencing:** Masonry

**Foundation Details:** Slab

**Levels:** One

**Architectural Style:** Contemporary

**New Construction YN:** No

**Exterior material:** Concrete

**Roof:** Shingle

**Parking:** Garage Door Opener, Garage Faces Rear, Ground Level

## Amenities & Features



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**Features:** Crown Molding, Living Room/Dining Room Combo, Stone Counters, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Boat Slip, Dock, Lake, Marina, Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Handicap Modified, Playground, Pool, Sidewalks, Wheelchair Access

**ExteriorFeatures:** Garden, Irrigation System

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

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**Electric:** Photovoltaics Seller Owned

**Heating:** Electric

**Accessibility Features:** Accessible Doors

**PoolPrivateYN:** No

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

**WindowFeatures:** Blinds, Insulated Windows, Storm Window(s)

**Utilities:** Water Connected, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Street Lights

**Waterfront available:** No

**Waterfront Features:** Lake

**Cooling:** Central Air

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

**Laundry Features:** Laundry Room

**CoolingYN:** Yes

**FireplaceYN:** No

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## Nearby Schools

**Middle Or Junior School:** Water Spring Middle **Elementary School:** Water Spring Elementary

**High School:** Horizon High School

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$3,144

**CDDYN:** -81.6547229, 28.41416018,

**Total Monthly Fees:** \$262



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