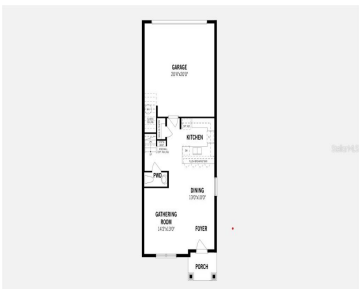


# 9964 RED CANOE ALY

<https://theteamjimenez.com>



Under Construction. With a spacious open concept ground floor, the Catalina II has plenty of room for entertaining. This floorplan features 4 bedrooms, 2.5 bathrooms and a rear-loading 2-car garage. The owner’s suite features an en suite owner’s bath and a walk-in closet. This chef-worthy kitchen features stainless steel appliances, a walk-in pantry, and a [...]

- 4 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1678 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:** 6

**Lot size:** 2609 sq ft

**ListOfficeName:** MATTAMY REAL ESTATE SERVICES

**Zoning:** RESI

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**PhotosCount:** 17

**List Agent MLS ID:** 261223116

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 1678 sq ft

**Year built:** 2024

**Parcel Number:** 342331200508570

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Listing Contract Date:** 2025-04-28

**AssociationYN:** 1

**LotSizeAcres:** 0.06

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x13	First		
Great Room	14x13	First	13	14
Bedroom 2	10x12	Second	12	10
Primary Bedroom	13x16	Second	16	13
Bedroom 3	10x12	Second	12	10
Bedroom 4	10x11	Second	11	10



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## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**ArchitecturalStyle:** Coastal

**Exterior material:** Block, Stucco, Wood Frame

**Building Area Total:** 2176 sq ft

**Levels:** Two

**NewConstructionYN:** Yes

**Roof:** Shingle

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## Amenities & Features

**Features:** Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Irrigation System, Lighting, Rain Gutters, Sidewalk

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

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

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

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Sewer Available, Sewer Connected, Street Lights, Underground Utilities, Water Available, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside, Upper Level

**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Innovation Middle School

**Elementary School:** Sun Blaze Elementary



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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$4,260

**CDDYN:** -81.20092, 28.43904, 1

**Total Monthly Fees:** \$355



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