



1210 VAUX BLVD, UNIT 408, CELEBRATION, FL

\$450,000



Available NOW in Celebration, Florida! A condominium residence providing lifestyle ease with amenities close at hand. There's a pool, fitness center, and neighborhoods flanked by green space and ponds. Nearby are coffee shops, restaurants, grocery stores, movie theatres, a post office, parks, and walking trails. Unit #408 is assigned a 1-car garage bay, G-41. A 4th-floor residence, the foyer opens into an entry hall and to the dining room. The footprint then flows seamlessly into the kitchen, which features ample cabinetry, solid-surface countertops, and a built-in desk area. In addition, there is a generous pass-through into the living room, allowing for conversation while entertaining guests. French doors line the far wall of the living room, providing exterior views, natural light, and access to the covered balcony. The primary bedroom features a generous walk-in closet and an en suite bath with dual vanities and a separate tub and shower. Additionally, this unique floor plan allows each bedroom its own privacy. Bedroom 2 is located in a separate hall enclave that houses the laundry room and 1/2 bathroom. Bedroom 3 hall enclave has a full bathroom with a tub/shower combination and a walk-in closet. Property is sold As-Is. Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc..

PARCEL #: 19 25 28 2924 0008 4080

SARA OCHS
 LICENSED FLORIDA SALES ASSOCIATE
 LIC. #SL3457417
 SARA.OCHS@REALLOOK.COM
 (913) 963-9413

DAN MAHANEY
 LICENSED FLORIDA REAL ESTATE BROKER #BK3088842
 DAN.MAHANEY@REALLOOK.COM
 (954) 835-4141
 7777 DAVIE ROAD EXT.
 HOLLYWOOD, FL 33024

JASON OCHS
 LICENSED FLORIDA SALES ASSOCIATE
 LIC. #SL3534264
 JASON.OCHS@REALLOOK.COM
 (913) 963-9410