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Visual Tour Online:  
[www.2418CalabriaAvenue.com](http://www.2418CalabriaAvenue.com)

# 2418 Calabria Avenue

FOR MORE INFO IMMEDIATELY, TEXT 31436 TO 46835

**Community Living Features Heated Resort Style  
Swimming, Fitness Center, Playground and More!**



## Features:

4 Bedrooms  
3 Baths

1500+ Finished  
Square Feet

Conveniently located with  
family friendly dining  
and entertainment  
only minutes away

This 4 bed 3 bath townhome offers a spacious, well-designed floorplan surrounded by endless amenities and entertainment. The paved driveway and tropical landscaping maximize curb appeal. The foyer leads to the family room, open to the kitchen and dining room, with views of the backyard with no rear neighbors. Pride of ownership is evident in this immaculate, well-maintained townhome. A bedroom and bathroom complete the downstairs.

The oversized upstairs master suite overlooks the backyard, and master bath features soaking tub and vanity. Two additional bedrooms and a full bath are perfect for extra guests.

This guard gated community features a heated resort style swimming pool with lazy river, water slides, waterfalls and more. Sauna, steam rooms, playground, fitness center, spa – there is something for everyone! Located close to all the Disney area attractions, dining, shopping with easy access to nearby highways. Call now to schedule your showing!

**kw** CLASSIC  
REALTY  
KELLERWILLIAMS

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 ThePriceGroupOrlando

# 2418 Calabria Avenue, *Special Features*

4 Bedrooms | 3 Baths | 1500+ Total Finished Square Feet

Conveniently Located Townhome Minutes away from Disney Area Attractions

Community Living Features Heated Resort Style Swimming, Fitness Center, Playground and More!

## Property Features

- Conveniently located with family friendly dining and entertainment only minutes away
- Curb appeal abounds- The stucco exterior is highlighted by accent trim and neutral shutters
- Tropical landscaping is well manicured to maximize curb appeal
- Paved driveway provides ample parking for you and your guests
- Enjoy the privacy of the backyard with no rear neighbors
- The gated community features a heated resort style swimming pool with lazy river, water slides, waterfall and more!
- Relax at the community wellness center, complete with sauna, steam rooms, spa and fitness center

## Foyer and Living Room

- The private entrance offers a covered front porch and charming front window
- As you enter take note of the open floorplan and flow from room to room
- The open floorplan concept ties the rooms in with neutral wall colors carried throughout the space
- White trim throughout the home gives it a polished look
- The recessed ledge is perfect for decorations and display
- Living Room provides direct access to the private backyard- note the custom etched sliding glass doors!

## Kitchen and Dining Room

- The Kitchen hosts ceramic tile flooring, neutral countertops and backsplash, ample cabinetry, and bar counter seating
- White appliances to convey; Including refrigerator, range, microwave and dishwasher
- Plenty of storage space for someone who loves to cook!
- The double-bowl, stainless steel sink overlooks the private backyard - no rear neighbors!
- Bar counter can be used as a breakfast area, providing extra dining space
- Located off the Living Room and Kitchen is the Dining Space - plenty of room for your dining furniture!
- The bar counter transitions the Kitchen to the living area and creates a conversational atmosphere between the two spaces
- Dining space boasts a stunning focal point - the chandelier!

## Master Suite

- Spacious Master Bedroom with plenty of room for your bedroom furniture suite
- Master offers two oversized windows - natural light abounds!
- The space boasts neutral carpet and light/fan fixture to keep you cool and comfortable
- The En Suite Master Bath features a wood vanity with seating area and a tub/shower combination

## Three Additional Bedrooms, Two Full Baths

- The first additional bedroom offers neutral carpet and color palette
- The first bedroom offers a window for plenty of natural light
- The second additional bedroom is spacious enough to host your furniture suite
- The second bedroom features a neutral color palette, carpet and white trim
- The third bedroom hosts an en suite full bath
- En suite full bath features a tub/shower, tile flooring and vanity with storage
- The Full Bath is finished with wood vanity, neutral color palette and tub/shower