



PROPERTY ADDRESS

502 Mirasol Circle Celebration, FL 34747

FACT SHEET

PROJECT DESCRIPTION

Located in Celebration a beautiful master planned community created by Disney World Company in 1993 near Orlando. It is situated just 20 Minutes from Orlando International Airport, 10 Minutes from Disney and 5 Minutes Orlando Premium Outlets.

Property Description a beautiful Mediterranean resort style community with 210 units built in 2002 as a rental community; converted into a Condominium in 2005. Spacious 1, 2, and 3 bedroom residences.

TEAM

Seller: Levin Realty Advisors, LLC
 On-site Sales Team: Lincoln Properties Group
 International Sales: International Sales Group

PRICE RANGE

\$230,000- \$480,000

RESIDENCES	UNIT TYPE	A/C SQ. FT.
AMELIA- A1	1 Beds 1.5 Baths	1,051
AUGUSTINE-A2	1 Beds 1.5 Baths+ Den	1,195
BOCA I- B1	2 Beds 2 Baths	1,215
BOCA II-B1A	2 Beds 2 Baths + Office	1,255
BISCAYNE II- B2A	2 Beds 2 Baths +Office	1,487
LARGO- B3	2 Beds 2 Baths+ Den	1,485
MARCO- B4	2 Beds 2.5 Baths + Den	1,616
PALENCIA- PH	2 Beds 2.5 Baths + Loft	2,043
VALENCIA- VC	2 Beds 2 Baths + 1 Car Garage	1,594
VERO – VB	2 Beds 2 Baths + 1 Car Garage	1,879
VISCAYA- VA	3 Beds 3 Baths + 2 Car Garage	2,161

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE PURCHASE AGREEMENT.



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MAINTENANCE FEES

\$547.00 Monthly + CROA Fee \$76. *(Fee paid quarterly)*

AMENITIES

- Heated Resort-Style Pool
- Full Service Concierge
- Full Service Day Spa Operated Separately
- Fully Equipped Fitness Center
- Heated Swimming Pool Jacuzzi
- High-Speed Internet In Every Home
- Security Systems Every Home
- Community Club Room With Billiards
- Business Center With Private Conference Room Cyber
- Dog Walking Service
- Walking Trails
- Direct Access To Lakeside Park Tennis Courts
- Easy Access To Celebration Golf Course
- Coffee Served Daily
- Breakfast Served On Saturdays

RESIDENCE FEATURE

- 10' High Ceilings
- Hardwood Floors In Main Living Areas
- 12" Ceramic Tile Floor In Kitchens And Baths
- Kitchens Include Eat-In Breakfast Rooms, Stainless Steel Appliances
- Granite Countertops In Kitchens And Baths
- 42" Kitchen Cabinetry And Tile Back Splashes
- Two -Piece Crown Molding In Living Areas
- Ceiling Fans In Living Rooms And Bedrooms
- Built-In Speakers *
- Walk-In Showers In Master Baths
- Roman Tubs *
- 36" High Bath Vanities
- Washer And Dryers In Each Home
- Screened In Porches*
- One And Two Attached Car Garages*

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**Available in select units*

Deposit: 10% with Contract can close 30-45 days



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CROA MEMBERSHIP AMENITIES

NORTH VILLAGE

The Commons 215A Celebration Blvd.

Large Pavilions (Fans, Electricity)
Playground
Multiple Grassy Areas with side benches
Pool
Tot Lot
Volleyball Court

SOUTH VILLAGE

Spring Park 951 Spring Park St.

Heritage Hall (Large Meeting Hall with full service kitchen)
Large Lawn
Playground
Pool
Sports Field

WEST VILLAGE

Town Hall 851 Celebration Ave.

Activity Room
Banquet / Meeting Rooms
Three rooms convert to large room with dance floor
Catering Kitchen
Conference Room (Small)
Reception Hall

EAST VILLAGE

East Crescent Park 820 Oak Shadows Rd.

Pool
Tot Lot
Green Multi-Use field and Greene Park Pavilion
Picnic Tables
Water Source

CELEBRATION VILLAGE

Lakeside Park 632 Sycamore St.

Basketball Court
Exterior Stage & Great Lawn
Jones Room (small room with small service kitchen)
Petanque Courts
Picnic Pavilions
Playground
Swimming Pool (heated)
Tennis Courts
Longmeadow Park (Large Grassy Area & Playground)

ROSEVILLE CORNER

Memorial Garden - A quiet park setting where one can sit and remember loved ones.

ARTISAN PARK

Amphitheater and Boci Park

Exclusive Access, Clubs, Events, and Discounts

- With your Celebration Resident I.D. card, gain access to exclusive community pools and parks.
- The Celebration community caters to a variety of interests with over 300 clubs to participate in.
- Celebration is host to many town events throughout the year. As an example, your Resident I.D. card gains you access to special viewing areas to see the July 4th fireworks, and much more.
- Receive discounts at participating restaurants and shops.

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