



2280 Avian Loop

Single Family Residence · Kissimmee, FL 34741

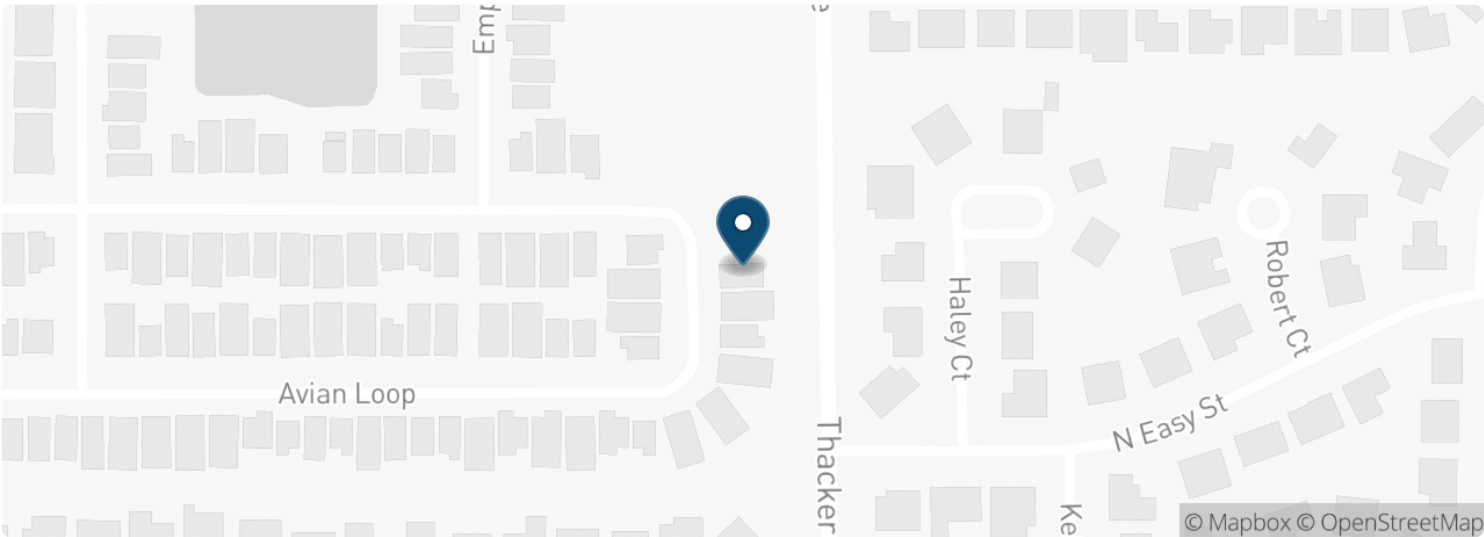
\$494,900

4 beds | 3 baths | 2,351 sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2020	\$211	212 days	Mar 10, 2026	\$173 Monthly	O6389256



Property overview

About this property

Welcome to this beautiful 4-bedroom, 2.5-bathroom home located in one of Kissimmee's most desirable resort-style communities. Built in 2020, this spacious home offers over 2,300 square feet of comfortable living space and sits on a premium lot with a peaceful conservation area to the left side, providing extra privacy and natural views. The home features an open and modern layout perfect for both everyday living and entertaining. The kitchen opens to the main living area, creating a bright and inviting space for family and guests. The generously sized bedrooms and bathrooms provide comfort and functionality for everyone. Residents enjoy access to an incredible selection of community amenities, including a resort-style pool, clubhouse, fitness center, playground, walking trails, and beautifully maintained common areas. The community is conveniently located near shopping, dining, major highways, and world-famous attractions such as Disney World. This is a fantastic opportunity to own a newer home in a vibrant and amenity-rich community. The sellers are motivated and ready to work with buyers. Schedule your private showing today.

Key features

LEVELS

Two

LOT

7,405 sqft

FACES

West

PARKING

2-car garage

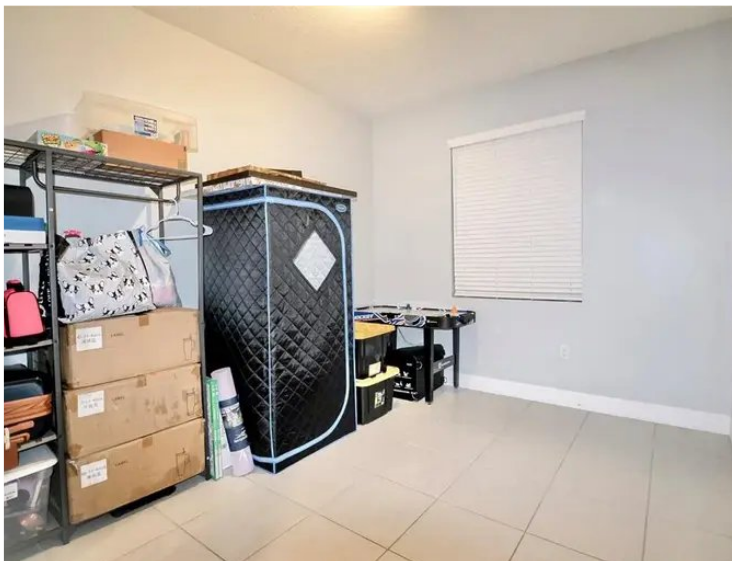
COMMUNITY

Tennis Court(s), Clubhouse, Playground, Fitness Center, Pool

PETS

Allowed

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2020
Faces	West	Rooms	3
Living area	2,351 sqft	Total building area	2,931 sqft
Levels	Two	Bedrooms	4
Bathrooms	3	Full bathrooms	2
Half bathrooms	1	Cooling	Central Air
Heating	Central	Lot size	7,405 sqft
Construction materials	Block, Stucco	Roof	Shingle

Accommodation & amenities

Appliances	Dryer, Refrigerator, Microwave, Range, Washer, Dishwasher	Flooring	Vinyl, Carpet, Tile
Laundry	Inside, Laundry Room, Upper Level	Exterior features	Balcony, Lighting

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt

Community & HOA

Primary association	Leeland Management	Primary association fee	\$173
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association amenities	Tennis Court(s), Clubhouse, Playground, Fitness Center, Pool, Basketball Court
Pets allowed	Yes		

Utilities & services

Utilities	Water Connected, Electricity Connected, Sewer Connected
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Price & sale history

Date	Event	Price	Change
Mar 10, 2026	Listed for sale MLS #O6389256	\$494,900	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT