

12249 ENCORE AT OVATION WAY

<https://theteamjimenez.com>



\$725,000



****Price Reduction*** Welcome to this well maintained single-family home that blends comfort, efficiency, and natural beauty in every detail. With sweeping views from nearby Lake Mac, a conservation area right in your backyard, and a seamless design, this home invites you to enjoy each day to its fullest in the much desirable Encore At Ovation [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2346 sq ft



Basics



Call us now

Phone: (914) 230-2513
Email: ashley@larosainternacional.com
Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Category: Single Family Residence

Status: Active

Bathrooms: 3 baths

Total rooms: 8

Lot size: 6146 sq ft

ListOfficeName: COLDWELL BANKER REALTY

Zoning: P-D

Bathrooms Full: 3

Homestead: 1

Flood Zone Date: 2009-09-25

OccupantType: Owner

PhotosCount: 41

List Agent MLS ID: 261217980

Type: Residential

Bedrooms: 4 beds

Half baths: 0 half baths

Area: 2346 sq ft

Year built: 2021

Parcel Number: 192427235100920

GarageSpaces: 2

Minimun Lease: 6 Months

Flood Zone Code: X

Listing Contract Date: 2025-09-11

AssociationYN: 1

LotSizeAcres: 0.14

Rooms



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Room type	Dimensions	Level	Length	Width
Dining Room	14.8x8.11	First	8.11	14.8
Bedroom 1	10.8x11.6	First	11.6	10.8
Kitchen	10.6x14.2	First	14.2	10.6
Living Room	14.8x17.4	First	17.4	14.8
Primary Bedroom	14x18	First	18	14
Bedroom 2	10.8x11.6	First	11.6	10.8
Bedroom 3	12x13	First	13	12
Primary Bathroom	9.4x15.6	First	15.6	9.4

Building Details

Sewer: Public Sewer

Fencing: Fenced

Levels: One

Exterior material: Block, Concrete

Parking: Electric Vehicle Charging Station(s)

Building Area Total: 3160 sq ft

Foundation Details: Slab

NewConstructionYN: No

Roof: Shingle

Amenities & Features



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Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Features: Ceiling Fan(s), Crown Molding, Kitchen/Family Room Combo, Open Floorplan

CommunityFeatures: Clubhouse, Community Mailbox, Dog Park, Fitness Center, Park, Playground, Pool, Sidewalks

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Solar, Water Available, Water Connected

Waterfront available: No

AttachedGarageYN: No

Electric: Photovoltaics Seller Owned

Heating: Central

CoolingYN: Yes

FireplaceYN: No

Amenities: Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System

ExteriorFeatures: Sidewalk, Sliding Doors, Sprinkler Metered

Patio & Porch Features: Covered

GarageYN: Yes

Cooling: Central Air

Flooring: Tile

Laundry Features: Inside, Laundry Room, Other

PoolPrivateYN: No

Fees and Taxes

Association Fee Frequency: Monthly

Total Annual Fees: \$2,700

CDDYN: -81.653055, 28.375368,

Total Monthly Fees: \$225



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