

13320 VIA ROMA CIR

<https://theteamjimenez.com>



\$450,000

FINAL PRICE ADJUSTMENT- PRICED TO SELL, NEW ROOF (2024) + NEW HURRICANE-RATED WINDOWS (2024)! Welcome to Lake Louisa Highlands—where comfort, updates, and location come together. Fresh interior paint brightens the main living areas, creating a clean, move-in-ready feel. This spacious home offers 3 bedrooms PLUS an office (easily a 4th bedroom), 2 baths, and 2,222 [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2222 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: 2 baths

Total rooms: 8

Lot size: 10965 sq ft

ListOfficeName: CHARLES RUTENBERG REALTY
ORLANDO

Zoning: R-6

Bathrooms Full: 2

Homestead: 1

Listing Contract Date: 2025-11-04

AdditionalRooms: Attic, Den/Library/Office

PhotosCount: 25

List Agent MLS ID: 260507408

Type: Residential

Bedrooms: 3 beds

Half baths: 0 half baths

Area: 2222 sq ft

Year built: 2004

Parcel Number: 082326120000004700

GarageSpaces: 2

Minimum Lease: 6 Months

Flood Zone Code: X

OccupantType: Owner

AssociationYN: 1

LotSizeAcres: 0.25

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	22x28	First	28	22
Bedroom 2	11x11	First	11	11
Office	11x11	First	11	11
Bedroom 3	11x10	First	10	11
Primary Bedroom	15x12	First	12	15
Primary Bathroom		First		
Kitchen	12x13	First	13	12
Family Room	18x13	First	13	18

Building Details

Sewer: Septic Tank

Foundation Details: Slab

Architectural Style: Florida

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Garage Faces Side

Building Area Total: 2698 sq ft

Levels: One

New Construction YN: No

Roof: Shingle

Amenities & Features



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Features: Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

CommunityFeatures: Dock, Fishing, Lake, Community Mailbox, Deed Restrictions, Playground, Sidewalks

ExteriorFeatures: Irrigation System, Lighting

Patio & Porch Features: Front Porch

GarageYN: Yes

AttachedGarageYN: Yes

Flooring: Ceramic Tile, Laminate

Laundry Features: Electric Dryer Hookup, Laundry Closet, Laundry Room, Washer Hookup

CoolingYN: Yes

FireplaceYN: No

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

WindowFeatures: ENERGY STAR Qualified Windows

Utilities: Cable Connected, Street Lights, Underground Utilities

Waterfront available: No

Waterfront Features: Lake

Cooling: Central Air

Heating: Central, Electric

Accessibility Features: Accessible Full Bath

PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: Windy Hill Middle **Elementary School:** Pine Ridge Elem

High School: East Ridge High

Fees and Taxes

Association Fee Frequency: Semi-Annually

Total Annual Fees: \$1,032

CDDYN: -81.736757, 28.502192,

Total Monthly Fees: \$86



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