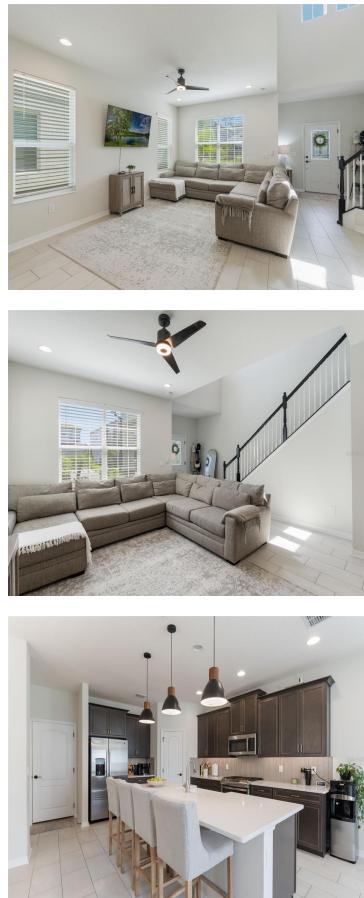


# 13748 WERRINGTON DR

<https://theteamjimenez.com>



**\$515,000**



Seller offering concessions to compete with new construction in the area! 13748 Werrington Drive isn't just a house — it's your next chapter waiting to be written. Tucked inside the vibrant, amenity-rich community of Encore at Ovation, this stylish 3-bedroom, 2.5-bath gem offers the perfect mix of comfort, design, and location. From the moment you [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1796 sq ft



## Basics



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

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

**Category:** Single Family Residence

**Status:** Active

**Bathrooms:** 3 baths

**Total rooms:** 3

**Lot size:** 3681 sq ft

**ListOfficeName:** CHARLES RUTENBERG REALTY ORLANDO

**Zoning:** P-D

**Bathrooms Full:** 2

**Flood Zone Code:** X

**OccupantType:** Vacant

**PhotosCount:** 18

**List Agent MLS ID:** 261219665

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 1796 sq ft

**Year built:** 2022

**Parcel Number:** 302427235202720

**GarageSpaces:** 2

**Minimun Lease:** 8-12 Months

**Listing Contract Date:** 2025-05-08

**AssociationYN:** 1

**LotSizeAcres:** 0.08

## Rooms

| Room type       | Level  |
|-----------------|--------|
| Kitchen         | First  |
| Primary Bedroom | Second |
| Living Room     | First  |

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2506 sq ft

**Levels:** Two

**Exterior material:** Block, Concrete



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## Amenities & Features

**Features:** Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs

**Community Features:** Fitness Center, Playground, Pool

**Utilities:** BB/HS Internet Available, Electricity Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Exterior Features:** Sidewalk

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Tile

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No

## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$2,184

**CDDYN:** -81.653398, 28.371485,

**Total Monthly Fees:** \$182



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