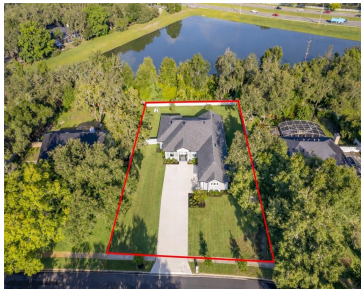


# 2766 SHANNIN DR

<https://theteamjimenez.com>



\$740,000



One or more photo(s) has been virtually staged. **PRICE IMPROVEMENT**  
Welcome to 2766 Shannin Drive, a stunning 2024-built masterpiece where refined elegance, thoughtful design, and the natural beauty of Old Florida come together in perfect harmony. Nestled within the highly sought-after Mill Stream community of Narcoossee, and just minutes from the thriving innovation hub of [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2859 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:** 9

**Lot size:** 21867 sq ft

**ListOfficeName:** KELLER WILLIAMS ADVANTAGE III

**Zoning:** OR1C

**Bathrooms Full:** 3

**Homestead:** 1

**Flood Zone Date:** 2013-06-18

**OccupantType:** Owner

**PhotosCount:** 25

**List Agent MLS ID:** 279586232

**Type:** Residential

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area:** 2859 sq ft

**Year built:** 2024

**Parcel Number:** 092531415600010560

**GarageSpaces:** 3

**Minimum Lease:** No Minimum

**Flood Zone Code:** X

**Listing Contract Date:** 2026-03-26

**AssociationYN:** 1

**LotSizeAcres:** 0.5

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x26	First	26	11
Bedroom 4	13x14	First	14	13
Bedroom 5	12x14	First	14	12
Primary Bedroom	18x18	First	18	18
Foyer	8x7	First	7	8
Dining Room	12x14	First	14	12
Bedroom 3	13x13	First	13	13
Bedroom 2	12x12	First	12	12
Living Room	21x19	First	19	21

## Building Details

**Sewer:** Septic Tank

**Fencing:** Fenced, Vinyl

**Levels:** One

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 3961 sq ft

**Foundation Details:** Slab

**ArchitecturalStyle:** Florida

**Exterior material:** Block, Stucco

**Parking:** Covered, Driveway, Garage Door Opener

## Amenities & Features



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**Features:** Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**WindowFeatures:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator

**ExteriorFeatures:** Irrigation System, Lighting, Sidewalk, Sliding Doors

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Tile

**Laundry Features:** Inside, Laundry Room

**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Narcoossee Middle **Elementary School:** Narcoossee Elementary

**High School:** Tohopekaliga High School

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## Fees and Taxes

**Association Fee Frequency:** Annually

**Total Annual Fees:** \$600

**CDDYN:** -81.227934, 28.329445,

**Total Monthly Fees:** \$50



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