

3297 WAUSEON DR

<https://theteamjimenez.com>



This extraordinary 3,800 sq. ft. Exbury plan offers a luxurious waterfront lifestyle on a beautiful homesite at Hanover Lakes, featuring an open-concept design with 5 Bedrooms, 3.5 Baths, and a 3-car garage, highlighted by an incredible 1st Floor Primary Suite. The property provides direct water access via a navigable canal to the Alligator Chain of [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3854 sq ft



Basics



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

Category: Single Family Residence

Status: Active

Bathrooms: 4 baths

Total rooms: 11

Lot size: 9148 sq ft

ListOfficeName: BHHS FLORIDA REALTY

Zoning: R1A

Bathrooms Full: 3

Homestead: 1

Flood Zone Date: 2013-06-18

OccupantType: Owner

AssociationYN: 1

LotSizeAcres: 0.21

Type: Residential

Bedrooms: 5 beds

Half baths: 1 half bath

Area: 3854 sq ft

Year built: 2020

Parcel Number: 202631344400011170

GarageSpaces: 3

Minimun Lease: 7 Months

Flood Zone Code: X

Listing Contract Date: 2025-10-02

AdditionalRooms: Formal Dining Room Separate, Inside Utility

PhotosCount: 89

List Agent MLS ID: 261067865

Rooms



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Room type	Dimensions	Level	Length	Width
Dining Room	11x14	First	14	11
Great Room	18x24	First	24	18
Kitchen	12x19	First	19	12
Dinette	12x14	First	14	12
Balcony/Porch/Lanai	19x11	First	11	19
Primary Bedroom	16x17	First	17	16
Bedroom 2		Second		
Bedroom 4	11x12	Second	12	11
Bedroom 5	13x11	Second	11	13
Bonus Room	18x19	Second	19	18
Bedroom 3	11x11	Second	11	11

Building Details



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Sewer: Public Sewer

Building Area Total: 5266 sq ft

Foundation Details: Slab **Levels:** Two

NewConstructionYN: No **Exterior material:** Block, Stone, Stucco, Wood Frame

Roof: Shingle

Parking: Garage Door Opener

Amenities & Features

Features: Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Amenities: Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator

CommunityFeatures: Community Boat Ramp, Fishing, Private Boat Ramp, Water Access, Park, Playground, Pool, Sidewalks

WindowFeatures: Double Pane Windows

ExteriorFeatures: Irrigation System, Lighting, Sidewalk, Sliding Doors

PoolFeatures: Auto Cleaner, Gunite, Heated, Lighting, Screen Enclosure

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Underground Utilities, Water Connected

Waterfront available: Yes

GarageYN: Yes

Waterfront Features: Canal - Freshwater

AttachedGarageYN: Yes

Cooling: Central Air

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Heating: Central

Laundry Features: Inside, Laundry Room

CoolingYN: Yes

PoolPrivateYN: Yes

FireplaceYN: No

Nearby Schools

Middle Or Junior School: Harmony Middle **Elementary School:** Hickory Tree Elem

High School: Harmony High

Fees and Taxes

Association Fee Frequency: Quarterly

CDDYN: -81.238906, 28.202252, 1

Total Annual Fees: \$1,371.80

Total Monthly Fees: \$114.32



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