

# 3373 WAUSEON DR

<https://theteamjimenez.com>



\$574,500



Welcome to your dream waterfront retreat! This expansive 3,200+ sq ft home offers 5 bedrooms and 3 full baths, perfectly positioned on a canal with direct dam access to the Alligator Chain of Lakes—ideal for boating enthusiasts and those who love life on the water. Designed for both comfort and functionality, the home features a [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3239 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:** 11

**Lot size:** 5663 sq ft

**ListOfficeName:** AVANTI WAY REALTY LLC

**Zoning:** RES

**Bathrooms Full:** 3

**Flood Zone Code:** X

**Listing Contract Date:** 2026-03-19

**AdditionalRooms:** Den/Library/Office, Inside Utility

**PhotosCount:** 60

**List Agent MLS ID:** 272507536

**Type:** Residential

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area:** 3239 sq ft

**Year built:** 2022

**Parcel Number:** 202631344400011300

**GarageSpaces:** 3

**Minimum Lease:** No Minimum

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

**OccupantType:** Owner

**AssociationYN:** 1

**LotSizeAcres:** 0.13

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## Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 4	11x14	Second	14	11
Living Room	16x18	First	18	16
Kitchen	13x15	First	15	13
Primary Bedroom	15x19	Second	19	15
Bedroom 2	12x14	Second	14	12
Bedroom 5	12x12	First	12	12
Laundry	7x11	Second	11	7
Living Room	17x17	Second	17	17
Bedroom 3	12x14	Second	14	12
Dining Room	12x14	First	14	12
Primary Bathroom	10x10	Second	10	10

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## Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**Architectural Style:** Contemporary, Florida

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Oversized, Tandem

**Building Area Total:** 4241 sq ft

**Levels:** Two

**New Construction YN:** No

**Roof:** Shingle

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## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Community Features:** Canal Front, Community Boat Ramp, Dock, Water Access, Community Mailbox, Park, Playground, Pool, Sidewalks

**Exterior Features:** Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Patio & Porch Features:** Covered, Front Porch, Patio, Porch, Rear Porch

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Flooring:** Carpet, Tile

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Upper Level, Washer Hookup

**Pool Private YN:** No

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

**Window Features:** Blinds, Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Shades

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

**Waterfront available:** Yes

**Waterfront Features:** Canal Front, Canal - Freshwater

**Cooling:** Central Air, Zoned

**Heating:** Central, Electric

**Cooling YN:** Yes

**Fireplace YN:** No

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## Nearby Schools

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

**High School:** Harmony High

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## Fees and Taxes



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

**Association Fee Frequency:** Quarterly

**Total Annual Fees:** \$1,320

**CDDYN:** -81.23711, 28.201291, 1

**Total Monthly Fees:** \$110



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