

# 6226 MANUSCRIPT ST

<https://theteamjimenez.com>



Family-Friendly Home for Sale in Beautiful Winter Garden! Welcome to your next home in one of the most desirable and family-oriented communities in Central Florida! This charming property is ideally located within walking distance of A-rated schools, shopping, dining, and fun for the whole family. Home Highlights: • Gutters and classic brickwork • Cozy screened-in [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2849 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:** 4 baths

**Total rooms:** 14

**Lot size:** 6610 sq ft

**ListOfficeName:** WRA BUSINESS & REAL ESTATE

**Zoning:** P-D

**Bathrooms Full:** 3

**Flood Zone Code:** X

**Listing Contract Date:** 2025-11-07

**AssociationYN:** 1

**LotSizeAcres:** 0.15

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2849 sq ft

**Year built:** 2012

**Parcel Number:** 212327813214000

**GarageSpaces:** 2

**Minimun Lease:** 1-2 Years

**Flood Zone Date:** 2021-09-24

**OccupantType:** Owner

**PhotosCount:** 74

**List Agent MLS ID:** 261236031

---

## Rooms



### Call us now

Phone: (914) 230-2513

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

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

Room type	Level
Bedroom 2	Second
Bedroom 3	Second
Primary Bedroom	First
Bedroom 4	Second
Primary Bathroom	First
Bathroom 3	Second
Bathroom 2	Second
Laundry	First
Dining Room	First
Kitchen	First
Balcony/Porch/Lanai	First
Living Room	First
Family Room	First
Bonus Room	Second



### Call us now

Phone: (914) 230-2513

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

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

---

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Concrete Perimeter, Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 3729 sq ft

**Levels:** Two

**Exterior material:** Block, Stucco

---

## Amenities & Features

**Features:** Ceiling Fan(s), Kitchen/Family Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**ExteriorFeatures:** Dog Run, Garden, Irrigation System, Lighting, Other, Rain Gutters, Tennis Court(s)

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile, Vinyl

**Laundry Features:** Laundry Room

**PoolPrivateYN:** No

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

**Utilities:** Electricity Available, Other, Public, Sewer Connected, Water Connected

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric

**CoolingYN:** Yes

**FireplaceYN:** No

---

## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$2,016

**CDDYN:** -81.615681, 28.473226,

**Total Monthly Fees:** \$168



### Call us now

Phone: (914) 230-2513

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

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