

13978 LANYARD WAY WINTER GARDEN FL 34787

https://candiscarmichael.com



Experience elevated Florida living in the highly sought-after resort-style community of Encore at Ovation, just minutes from Walt Disney World and Central Florida’s premier attractions. This exceptional 5 bedroom, 4 bath residence offers 3,687 square feet of thoughtfully designed living space with tranquil conservation views, blending luxury, comfort and functionality in every detail. From the [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3687 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6411513

Description



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 4	Date added: Added 2 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 5 beds	Bathrooms: 4 baths
Half baths: 0 half baths	Area, sq ft: 3687 sq ft
Lot size, sq ft: 7078 sq ft	Year built: 2022
View: Trees/Woods	SubdivisionName: ENCORE/OVATION-PH 3
ListOfficeName: EXP REALTY LLC	GarageSpaces: 3
ListAOR: mfrmls	

Location Details

Township: 24	Road Surface Type: Asphalt
Elementary School: Water Spring Elementary	Middle Or Junior School: Water Spring Middle
High School: Horizon High School	

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s)

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Balcony, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Dishwasher, Disposal, Freezer, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater

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

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Fenced, Other

Security Features: Smoke Detector(s)

View: Trees/Woods

Sewer: Public Sewer

Heating: Electric, Natural Gas, Heat Pump

Lot Features: Paved

Property Details

Subdivision Name: ENCORE/OVATION-PH 3

Levels: Two

Builder Name: MI Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 30-24-27-2352-01-760

Direction Faces: North

Builder Model: Newport

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 225

Association Fee Includes: Pool

Community Features: Clubhouse, Dog Park, Fitness Center, Pool, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Legal Description: ENCORE AT OVATION - PHASE 3
106/108 LOT176

Tax Annual Amount: \$13,148

Tax Lot: 176

Green Building Info

Green Energy Generation: Solar

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15.6x19.2	Second	19.2	15.6
Bedroom 2	10.9x14.9	Second	14.9	10.9
Bedroom 3	12x11.6	Second	11.6	12
Kitchen	17.1x13.1	First	13.1	17.1
Living Room	14.9x18.9	First	18.9	14.9
Dining Room	11.3x14.7	First	14.7	11.3
Balcony/Porch/Lanai	10.1x11.6	Second	11.6	10.1
Bedroom 4	11.1x10.3	First	10.3	11.1
Bedroom 5	12x11.6	Second	11.6	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

ExteriorFeatures: Balcony, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Pool, Street Lights

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Dishwasher, Disposal, Freezer, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater

Building Details

NewConstructionYN: No

Heating: Electric, Natural Gas, Heat Pump

Exterior material: Block, Stucco **Roof:** Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Sentri Lock Box, ShowingTime



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