

Property For Your Consideration...

Presented by: NICK NAOUM
FLORIDA HOMES WITH NICK
info@floridahomeswithnick.com
UK Office: 01304-806122,
USA Office: 1-352-978-6824

8513 EAGLES LOOP CIR, WINDERMERE

\$639,000

MLS #: O5041141 **Status:** Active
Subdivision: KEENES POINTE UNIT 6 (SEC 31)
Bedrooms: 4
Baths - Full/Half: 4 / 0
Year Built: 2006
Elementary: Windermere Elem
M/J School: Bridgewater Middle
High School: West Orange High
HOA Fee / Schedule: \$2350.00 Annual



Property Style: Single Family Home
Prop. Desc.: One Story
Acreage: 1/4 Acre to 21779 Sq. Ft.
Pool:

SqFt Heated: 3,716
Exterior Const: Block
Lot Dim:

Water Frontage:
Water Extras:

Water Access:
Water View:

Beautiful Brentwood Custom Home featuring the sought after "Calais" open floor plan with sliding walls of glass that reveal the private lanai and outdoor summer kitchen. Upgrades include ALL granite countertops, central vac, CAT V wiring, surround sound & gourmet kitchen appliances. Light and airy, this easy living Florida style home is immaculate. Master Bath is a SPA unto itself with separate vanities and luxurious sunken jacuzzi tub. Enjoy the ambiance of this home, as it is the "entertaining/family friendly" dream home. Split floor plan allows everyone their own getaway space while offering cozy areas to gather around the kitchen, family room and game room. Backyard is prepped for pool and offers instant privacy with the ivy covered brick wall. Located near the south entrance to Keene's Pointe, Windermere's premier private gated, golf and lakefront community. Lot is nearly 1/2 acre in size. Priced to sell!! Seller motivated!!

Virtual Tour: <http://www.tourfactory.com/idxr620759>

Interior Features:

Central Vacuum, Crown Moulding, Hot Tub/Spa, Stone Counters

Exterior Features:

Trees/Landscaped, Sliding Doors, Patio/Porch Covered, Outdoor Grill

Appliance Included:

Built In Oven, Dishwasher, Disposal, Dryer

Main Street of Windermere to right at Chase Road. Follow Chase Road to main entrance of Keene's Pointe. Go to Sales Center.



Property For Your Consideration...

Presented by: NICK NAOUM
FLORIDA HOMES WITH NICK
info@floridahomeswithnick.com
UK Office: 01304-806122,
USA Office: 1-352-978-6824

8454 GUNSTON HALL CT, WINDERMERE

\$674,999

MLS #: O5023421 **Status:** Active
Subdivision: KEENES POINTE UNIT 6 (SEC 31)
Bedrooms: 4
Baths - Full/Half: 3 / 0
Year Built: 2005
Elementary: Windermere Elem
M/J School: Bridgewater Middle
High School: West Orange High
HOA Fee / Schedule: \$2350.00 Annual



Property Style: Single Family Home **SqFt Heated:** 2,995
Prop. Desc.: One Story **Exterior Const:** Block, Stucco
Acreage: 1/4 Acre to 21779 Sq. Ft. **Lot Dim:**
Pool: Gunite/Concrete, Heated Pool Heated Spa In Ground Spa Pool Sweep Salt Water
Water Frontage: **Water Access:** Lake
Water Extras: **Water View:**

Fabulous Brentwood custom home. This home is in immaculate condition and move-in ready. Features 4 spacious bedrooms and 3 baths all with granite countertops, formal living and dining rooms, office, and a kitchen that is a cook's dream with stainless appliances, granite countertops, a breakfast bar and a dry bar with glass-front cabinetry overlooking the dining room. The main living areas and master bedroom have tile flooring and carpeting in the secondary bedrooms. The hallway has a functional planning/computer desk and leads to the oversized 3-car garage that features a screen on the exterior door and single bay door, epoxy floors and overhead storage. The laundry room is spacious with cabinetry and a craft station. The fabulous pool and spa features a salt system, rock waterfall, PebbleTec finish and gas heating. It is located off the screened lanai that can be accessed from the family or living room and has a functional summer kitchen with natural gas grill, sink, refrigeration and storage. The raised pergola is perfect for entertaining, relaxing or watching the evening fireworks. The back yard is private with an abundance of landscaping and iron fencing.

Virtual Tour: <http://www.obeo.com/597811U>

Interior Features:

Attic, Blinds/Shades, Ceiling Fan(s), Crown Moulding

Exterior Features:

Fenced, French Doors, Gutters / Downspouts, Hot Tub/Spa

Appliance Included:

Built In Oven, Dishwasher, Disposal, Hot Water Gas, Microwave, Refrigerator, Range, Range Hood

Chase Road to Entrance. Right onto Tibet Butler. Follow to end and take last left into Lyndhurst Village. House on corner on right.

Property For Your Consideration...

Presented by: NICK NAOUM
FLORIDA HOMES WITH NICK
info@floridahomeswithnick.com
UK Office: 01304-806122,
USA Office: 1-352-978-6824

11444 CLAYMONT CIR, WINDERMERE

\$565,000

MLS #: O5029886 **Status:** Active
Subdivision: KEENES POINTE UNIT 1
Bedrooms: 5
Baths - Full/Half: 4 / 0
Year Built: 2003
Elementary: Windermere Elem
M/J School: Bridgewater Middle
High School: West Orange High
HOA Fee / Schedule: \$2350.00 Annual



Property Style: Single Family Home
Prop. Desc.: Two Story
Acreage: 1/4 Acre to 21779 Sq. Ft.
Pool: Gunite/Concrete, In Ground Child Safety Fence Spa Screen Enclosure
Water Frontage:
Water Extras:

SqFt Heated: 3,160
Exterior Const: Block, Stucco
Lot Dim: 73x163x76x160
Water Access:
Water View:

Highly desired Morrison Glenmuir model in gated/guarded Keenes' Pointe. This functional floor plan features formal living and dining rooms with hardwood flooring, large master suite with spacious bath featuring his and her sinks and large shower. The kitchen has double ovens, granite counter tops, and tiled backsplash, and overlooks the family room. The three-way bedroom split is perfect for large families. The upstairs features a bonus/game room, 5th bedroom and full bath. This home has crown moldings throughout the first floor and tray ceilings in the master bedroom and living room. The screened pool/spa is an oasis with stone accents and a water fall, and an over-sized paved patio. The paved driveway leads to the 3-car garage with custom organization. This home is perfect for entertaining family or friends inside and out.

Interior Features:

Washer/Dryer Hookup, Walk In Closet, Smoke Alarm(s), Blinds/Shades

Exterior Features:

Gutters / Downspouts, Irrigation System, Patio/Porch Open, Trees/Landscaped

Appliance Included:

Dishwasher, Disposal, Microwave, Range

Chase Road to Main Entrance of Keenes Pt. Take first right on Tibet Butler. Right on Bowden Way. Right on Claymont. House is

Property For Your Consideration...

Presented by: NICK NAOUM
FLORIDA HOMES WITH NICK
info@floridahomeswithnick.com
UK Office: 01304-806122,
USA Office: 1-352-978-6824

7231 SANGALLA DR, WINDERMERE

\$574,990

MLS #: T2446587 **Status:** Active

Subdivision: CASA DEL LAGO

Bedrooms: 4

Baths - Full/Half: 4 / 1

Year Built: 2011

Elementary: Sunset Park Elem

M/J School: Bridgewater Middle

High School: West Orange High

HOA Fee / Schedule: \$210.00 Monthly



Property Style: Single Family Home

SqFt Heated: 3,837

Prop. Desc.: One Story

Exterior Const: Block, Stucco

Acreage: Up to 10,889 Sq. Ft.

Lot Dim: 75x134

Pool: In Ground, Gunite/Concrete

Water Access:

Water Frontage:

Water View:

Water Extras:

BRAND NEW Mediterranean inspired David Weeekley Home located in soon to be gated and desirable Casa Del Lago on Lake Burden. This exquisite home includes a Pool complete with Pebble Tec finish! Tuscan tile roof and stone front, this spacious 4/4.5 home offers you a one story open floor plan with huge bonus room. Includes Social Membership to Keene's Pointe Golden Bear Club! Gorgoeus quality finishes throughout the home and "David Weekley Green" features. This is the perfect home for the buyer who demands the very best. Gourmet island kitchen with gas cooktop and built in wall oven and microwave, custom French Country kitchen cabinetry and designer tile backsplash. There are 5" plank hand distressed wood floors throughout the home. The back lanai is already preplumbed for a summer kitchen and pool. The master suite features an oversized walk in closet with built ins. Granite countertops throughout the home and so much more! This home includes "David Weekley Green" features: double pane low-e windows, R-38 insulation and ENERGY STAR CERTIFIED! Also included is a social membership to Keene's Pointe Golden Bear Club; enjoy the workout facilities, pool, clubhouse and restaurants!! This fabulous home won't last long! \$12,000 Flex Choice incentive! Use as a Decorator's Allowance, Home Discount or towards Closing Costs. The choice is yours! Now thru June 30, 2011.

Virtual Tour: <http://www.obeo.com/u.aspx?ID=661567>

Interior Features:

Attic, Crown Moulding, Smoke Alarm(s), Solid Surface Counters

Exterior Features:

Irrigation System, Patio/Porch Covered, Trees/Landscaped

Appliance Included:

Built In Oven, Dishwasher, Gas Appliances, Microwave, Oven, Range Hood

From the Florida 429 Toll S/Western Expy head West/South toward Tampa; Exit CR 535/Winter Garden/Vineland heading south; g

Property For Your Consideration...

Presented by: NICK NAOUM
FLORIDA HOMES WITH NICK
info@floridahomeswithnick.com
UK Office: 01304-806122,
USA Office: 1-352-978-6824

12531 MONTALCINO CIR, WINDERMERE

\$620,000

MLS #: O5017561 **Status:** Active

Subdivision: CASA DEL LAGO

Bedrooms: 5

Baths - Full/Half: 3 / 2

Year Built: 2010

Elementary:

M/J School:

High School:

HOA Fee / Schedule: \$240.00 Monthly

Property Style: Single Family Home

Prop. Desc.: Two Story

Acreage: Up to 10,889 Sq. Ft.

Pool: In Ground, Gunite/Concrete

Water Frontage:

Water Extras:



SqFt Heated: 3,572

Exterior Const: Block, Stucco

Lot Dim:

Water Access:

Water View:

This spectacular Mediterranean home has everything you need & your most desired wants. Outstanding design offering an inviting front covered entry and single bay courtyard garage offset from the 2 car garage. This layout offers the guest suite to have its own private access & parking if desired. Upon Entry you are so in awe you can't decide where to look, from the ceiling details in the Foyer & Dining Room to the wrought iron staircase just steps away, no detail has been spared. For the inspiring chefs you will be impressed, designer kitchen featuring a kitchen island with veggie sink, gas cooktop, stainless steel convection wall oven/microwave, granite countertops, wine & beverage station & custom wood cabinetry. Not only are the finishing's fantastic but with the sizeable kitchen island, the casual eating space & the amount of storage within the pantry make this kitchen not only gorgeous, but perfect in function as well. This entire space opens up to the family room & covered lanai featuring a summer kitchen with stone accents & stainless steel finishings. The Master Suite is located on the first floor entirely tucked away for complete privacy from the entertaining space as well is the guest suite/or den & powder bath. Upstairs another element of surprise awaits, an enormous game room, just grand! Two other large secondary bedrooms share a jack & jill bath & the 5th bedroom offers a on suite with a private bath. Desirable Windermere location & custom design is perfection at its best!

Interior Features:

Attic, Crown Moulding, Smoke Alarm(s), Solid Surface Counters

Exterior Features:

Irrigation System, Patio/Porch Covered, Trees/Landscaped, Fenced

Appliance Included:

Built In Oven, Convection Oven, Dishwasher, Disposal, Hot Water Gas, Microwave, Gas Appliances

From Downtown Orlando take I-4 W, take exit 68 (535N), turn right on 535N, Left on Palm Pkwy, continue on 535 Winter Garden



Property For Your Consideration...

Presented by: NICK NAOUM
FLORIDA HOMES WITH NICK
info@floridahomeswithnick.com
UK Office: 01304-806122,
USA Office: 1-352-978-6824

12519 MONTALCINO CIR, WINDERMERE

\$545,000

MLS #: O5017512 **Status:** Active
Subdivision: CASA DEL LAGO
Bedrooms: 5
Baths - Full/Half: 3 / 2
Year Built: 2010
Elementary: Sunset Park Elem
M/J School: Bridgewater Middle
High School: West Orange High
HOA Fee / Schedule: \$240.00 Monthly



Property Style: Single Family Home
Prop. Desc.:
Acreage: Up to 10,889 Sq. Ft.
Pool:
Water Frontage:
Water Extras:

SqFt Heated: 3,572
Exterior Const: Block, Stem Wall
Lot Dim:
Water Access:
Water View:

Worthy of architectural digest, this Tuscan Style Estate home has everything you could dream of! Starting from the exterior, you are welcomed with a dramatic 8 foot, Lead Glass Door & Sidelights, leading into a foyer and living room with 20+ foot ceilings, crown molding and custom lighting fixtures. This home features a kitchen that is beyond compare with 42 inch custom Tuscan maple cabinetry, stainless appliances & gas cook top with the convenience of an oversized granite top island. The master suite which is completely private from 3 bedrooms and 3.5 secondary baths, includes crown molding, a tray ceiling, granite tops in the master bath and hardwood vanity cabinets. This spectacular residence provides the luxury lifestyle for those seeking a quiet waterfront community with a Windermere address just minutes away from the Butler Chain and downtown Windermere. Don't miss out on your opportunity to build your custom home from the \$400's to over a million.

Virtual Tour: <http://www.visualtour.com/shownp.asp?sk=13&>

Interior Features:

Walk In Closet, Tray Ceiling, Thermal Windows, Solid Surface Counters

Exterior Features:

Irrigation System, Patio/Porch Covered

Appliance Included:

Convection Oven, Microwave, Dishwasher, Hot Water Gas, Range

From downtown Orlando take I4 west, take exit 68 (535N), turn right on Palm Pkwy, continue on 535 Winter Garden/Vineland Rd

Property For Your Consideration...

Presented by: NICK NAOUM
FLORIDA HOMES WITH NICK
info@floridahomeswithnick.com
UK Office: 01304-806122,
USA Office: 1-352-978-6824

11952 WATERSTONE LOOP, WINDERMERE

\$789,900

MLS #: 05029724 Status: Active

Subdivision: WATERSTONE

Bedrooms: 4

Baths - Full/Half: 3 / 0

Year Built: 2010

Elementary: Windermere Elem

M/J School: Bridgewater Middle

High School: West Orange High

HOA Fee / Schedule: \$240.00 Monthly



Property Style: Single Family Home

SqFt Heated: 3,308

Prop. Desc.:

Exterior Const: Block, Stucco

Acreage: 1/4 Acre to 21779 Sq. Ft.

Lot Dim: 85X150

Pool: Gunite/Concrete, Heated Spa In Ground



Water Frontage:

Water Access:

Water Extras:

Water View:



Beautiful Mediterranean style model home featuring lush tropical landscaped courtyard with fountain. Featuring an open "Cook's Delight" gourmet kitchen with huge island & butler's Pantry. This delightful open floor plan offers many, many custom features. Custom features include granite counter tops, kitchen pantry door matching dark wood cabinetry, wood and porcelain tile flooring, upgrade carpet, built in gas fireplace, surround sound inside and out. Pristine pool w/raised spa, outdoor cabana w/stone fireplace which all give you a "resort retreat" for entertaining. Upstairs balcony overlooking courtyard w/breathtaking pond and lake views.



Virtual Tour: <http://www.tourfactory.com/idxr708513>

Interior Features:

Cathedral/Vaulted Ceiling, Ceiling Fan(s), Crown Moulding, Smoke Alarm(s)

Exterior Features:

Balcony/Sun Deck, Gutters / Downspouts, Irrigation System, Patio/Porch Covered

Appliance Included:

Gas Appliances, Built In Oven, Convection Oven, Dishwasher, Disposal, Exhaust Fan, Hot Water Gas, Micro



From downtown Windermere off Conroy Windermere Rd. at round about turn left (S) on main St to Right on chase Rd to end ther