

Florida Ideal Realty

Market Update

E-mail: Info@FloraldealRealty.com

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\$116,000
#S4665542

Active
Beds: 4
Baths: 3



Subdivision Name SANDY RIDGE PH I

280 HAMMOCK CT
DAVENPORT, FL 33896-3006

Taxes: \$3,087.00 DOM: 4 HOA 400.00
Sq.Ft. Htc 1,659 Year Built: 2005

Marketing Remarks

Come enjoy a private screened in pool and spa heated nestled near a conservation area. Home features two! master suites, inside utility, walk in closets, family room/kitchen combo. Close to attractions and retail.

\$135,000
#S4662322

Active
Beds: 3
Baths: 2



Subdivision Name ORCHID EDGE CRESCENT LA

2466 HYBRID DR
KISSIMMEE, FL 34758-2277

Taxes: \$1,973.00 DOM: 74 HOA
Sq.Ft. Htc 1,175 Year Built: 1999

Marketing Remarks

SHORT SALE...UNFURNISHED 3 BED 2 BATH HOME WITH SCREENED POOL, Plenty of deck area for sunbathing or play (Excellent Views) Walk into the sun rays beaming across the pond and pool through the glass patio doors into the family / living

\$139,900
#S4664482

Active
Beds: 5
Baths: 2/1



Subdivision Name CLEAR CREEK PHASE 1

1109 WINDING WATER WAY
CLERMONT, FL 34714-5810

Taxes: \$2,409.00 DOM: 24 HOA 400.00
Sq.Ft. Htc 1,660 Year Built: 1998

Marketing Remarks

We expect this one to fly off shelf- completely gutted, renovated - granite in kitchen, new 13 seer ac, new carpet, new interior and exterior paint, new light fixtures/pool pump/crown moulding throughout,

\$155,000
#O4959014

Active
Beds: 3
Baths: 2



Subdivision Name DAVENPORT LAKES PH 01

722 ALLISON AVE
DAVENPORT, FL 33897-5410

Taxes: \$2,039.00 DOM: 33 HOA 109.00
Sq.Ft. Htc 1,492 Year Built: 1992

Marketing Remarks

Great Investment Property, currently short term rental. Can be long term rental or move right in. Great rental income with current management company. Offered fully furnished - turn-key investment.

\$158,000
#O4956468

Active
Beds: 3
Baths: 2



Subdivision Name INDIAN RIDGE VILLAS PH 1

7721 WATER OAK CT
KISSIMMEE, FL 34747-1973

Taxes: \$2,943.00 DOM: 46 HOA
Sq.Ft. Htc 1,462 Year Built: 1994

Marketing Remarks

NOT A "SHORT SALE" WELL MAINTAINED HOME IN WONDERFUL LOCATION ON VERY QUIET STREET* OVERLOOKING LARGE OPEN AREA* SCREENED HEATED POOL AND SPA* SCREENED PORCH* SPLIT BEDROOM PLAN*

\$159,000
#G4656720

Active
Beds: 4
Baths: 3



Subdivision Name RESERVE AT TOWN CENTER

1028 RESERVE PL
DAVENPORT, FL 33896-2323

Taxes: \$2,695.00 DOM: 46 HOA 190.00
Sq.Ft. Htc 1,731 Year Built: 2002

Marketing Remarks

This is your opportunity to own a home in a gated community. You may choose to live there permanently or as a vacation home with rental opportunity. The pool is south facing and looks out over a conservation area, so rear neighbors are

\$165,000
#O4943195

Active
Beds: 4
Baths: 2



Subdivision Name SUNSET LAKES PH II

2932 SUNSET VISTA BLVD
KISSIMMEE, FL 34747-1111

Taxes: \$3,655.00 DOM: 126 HOA 795.00
Sq.Ft. Htc 1,723 Year Built: 1998

Marketing Remarks

Short Sale;. Price reduced and approved by lender!

\$169,990
#S4663871

Active
Beds: 4
Baths: 2



Subdivision Name HIGHLANDS RESERVE PH 6

1120 N HAMPTON DR
DAVENPORT, FL 33897-5312

Taxes: \$3,264.00 DOM: 35 HOA 500.00
Sq.Ft. Htc 1,468 Year Built: 2002

Marketing Remarks

NICE PRICED SPRINGTREE MODEL. THIS UNIT WAS USED AS THE SHOW HOME. THE HOME IS SITUATED CLOSE TO THE SHOPS AND RESTAURANTS IN THE NEARBY PLAZA EASY WALK. THE HOUSE IS FULLY FURNISHED

\$174,900
#O4956895

Active
Beds: 4
Baths: 2



Subdivision Name LAKE WILSON PRESERVE

116 MOCKINGBIRD RD
DAVENPORT, FL 33896-4763

Taxes: \$2,794.00 DOM: 45 HOA 685.20
Sq.Ft. Htc 1,478 Year Built: 2005

Marketing Remarks

Great opportunity to own this Mediterranean Style Villa in this well sought-after development, live in it or use it as an Investment Property. Fully furnished. Great location, minutes from Disney and Champions Gate Golf Resort.

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\$185,000
#O4934563

Active
Beds: 3
Baths: 2



Subdivision Name **ASHLEY MANOR**

307 BALMORAL CT
DAVENPORT, FL 33896-5217

Taxes: \$2,959.00 DOM:175 HOA 900.00
Sq.Ft. Htc 1,499 Year Built: **2000**
Marketing Remarks

\$185,000
#S4656855

Active
Beds: 4
Baths: 3



Subdivision Name **SANDY RIDGE PH I**

540 SANDY RIDGE DR
DAVENPORT, FL 33896-3025

Taxes: \$3,233.00 DOM:198 HOA 320.00
Sq.Ft. Htc 1,768 Year Built: **2005**
Marketing Remarks

PRICE REDUCTION-Great Investment, Minutes from Disney this Charming 2 story Home Overlooks a Pond and Beautiful Conservation Area, Screened Pool, Zoned for Short Term Rental, Minutes Away from Celebration, Championsgate

\$189,900
#S4663894

Active
Beds: 4
Baths: 3



Subdivision Name **INDIAN CREEK PH 2**

2675 AUTUMN CREEK CIR
KISSIMMEE, FL 34747-2236

Taxes: \$3,707.00 DOM: 34 HOA
Sq.Ft. Htc 1,791 Year Built: **2000**
Marketing Remarks

"Short Sale"-Sale price may be insufficient to pay the total of all liens and costs of sale and the seller may not be able to bring sufficient liquid assets to the closing to cure all deficiencies.

\$194,900
#O4818218

Active
Beds: 5
Baths: 2



Subdivision Name **HIGHLANDS RESERVE PH 1**

174 CORK WAY
DAVENPORT, FL 33897

Taxes: \$4,295.00 DOM:811 HOA 440.00
Sq.Ft. Htc 2,005 Year Built: **2000**
Marketing Remarks

BEST VALUE, not a short sale, deal with owner not a bank! 5 Bed 2 bath vacation home with private SOUTH FACING pool, located in Highland's Reserve which is one of the best communities in Davenport.

\$195,000
#O4948466

Active
Beds: 3
Baths: 2



Subdivision Name **WILLOW BEND AT CRESCENT**

5508 WILLOW BEND TRL
KISSIMMEE, FL 34758-5000

Taxes: \$3,959.00 DOM: 98 HOA 588.00
Sq.Ft. Htc 1,562 Year Built: **2002**
Marketing Remarks

Stunning 3 bed 2 bath home with screened in front porch. Furnished by interior designer to a very high standard. Screened south facing pool & spa overlooks both pond & conservation to the rear. You will be astounded by this home. You must see.

\$195,000
#O4894362

Active
Beds: 5
Baths: 3



Subdivision Name **SANDY RIDGE PH 1**

839 SANDY RIDGE DR
DAVENPORT, FL 33896

Taxes: \$3,197.00 DOM:220 HOA 400.00
Sq.Ft. Htc 1,673 Year Built: **2005**
Marketing Remarks

Short Sale. This house is located on conservation with a west orientation of the swimming pool, for afternoon and evening fun in the sun. This serene setting allows the occupants the ability to experience the wildlife and sunsets Florida has to offer.

\$199,000
#S4658526

Active
Beds: 4
Baths: 3



Subdivision Name **INDIAN CREEK PH 2**

2671 AUTUMN CREEK CIR
KISSIMMEE, FL 34747-2236

Taxes: \$4,147.00 DOM:160 HOA 40.00
Sq.Ft. Htc 1,791 Year Built: **2000**
Marketing Remarks

"Short Sale"-Sale price may be insufficient to pay the total of all liens and costs of sale and the seller may not be able to bring sufficient liquid assets to the closing to cure all deficiencies.

\$199,950
#S4663338

Active
Beds: 4
Baths: 2



Subdivision Name **LINDFIELDS UNIT 2**

8662 WELLINGTON LOOP
KISSIMMEE, FL 34747-1625

Taxes: \$2,718.00 DOM: 46 HOA
Sq.Ft. Htc 1,468 Year Built: **2003**
Marketing Remarks

Reduced!!!stunning Lindfields home, vary rare constructed in 2003 and one of the last properties built in the subdivision. Simply stunning lake, and conservation views with no rear neighbors, fully furnished modern interiors, modern kitchen with

\$214,950
#S4665406

Active
Beds: 4
Baths: 3/1



Subdivision Name **CUMBRIAN LAKES RESORT**

4774 CUMBRIAN LAKES DR
KISSIMMEE, FL 34746

Taxes: \$4,085.00 DOM: 6 HOA 145.00
Sq.Ft. Htc 1,830 Year Built: **2004**
Marketing Remarks

THIS 4/3 IS LOCATED IN A CONSERVATION AREA. NEAR THEME PARKS, AIRPORT, SHOPPING & MORE. TILE FLOORING, TV IN ALL BEDROOMS, A GAME ROOM IN THE GARAGE AND MORE!

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\$219,000
#S4660052

Active
Beds: 3
Baths: 2



Subdivision Name HIGHLANDS RESERVE

918 TROON CIR
DAVENPORT, FL 33897-7392

Taxes: \$3,301.00 DOM:125 HOA 480.00
Sq.Ft. Htc 1,471 Year Built: 2002

Marketing Remarks
New Price!

\$219,900
#R4591233

Active
Beds: 4
Baths: 3



Subdivision Name INDIAN CREEK PH IV

2675 ONEIDA LOOP
KISSIMMEE, FL 34747

Taxes: \$4,309.00 DOM:230 HOA
Sq.Ft. Htc 1,761 Year Built: 2002

Marketing Remarks

Enjoy quiet peaceful evenings around the pool on the shaded lanai of this terrific home. Not overlooked from the rear this most popular 4 bed 3 bath floor plan features a light airy interior, skylights and is fully furnished with everything you need

\$219,900
#O4964729

Active
Beds: 4
Baths: 2



Subdivision Name WESTRIDGE PH VII

308 LANGHAM DR
DAVENPORT, FL 33897-1622

Taxes: \$2,892.00 DOM: 10 HOA 314.00
Sq.Ft. Htc 1,940 Year Built: 2001

Marketing Remarks

This lovely home has been well kept and is currently used as a Vacation home. Recently refurbished inside the home is ready for a new owner. The Popular community of westridge is gated and close to shopping, golf and all the

\$220,000
#O4882294

Active
Beds: 4
Baths: 3



Subdivision Name CLEAR CREEK PH 3

17718 PEBBLE CREEK CT
CLERMONT, FL 34714

Taxes: \$3,603.00 DOM:473 HOA 350.00
Sq.Ft. Htc 1,896 Year Built: 2000

Marketing Remarks

Fully Furnished 2 Double Master Suites, Great Location and Views, No Rear Neighbours, On Cul De Sac,

\$223,000
#O4897694

Active
Beds: 4
Baths: 3



Subdivision Name GLENBROOK

2139 MORNING STAR DR
CLERMONT, FL 34714

Taxes: \$3,637.00 DOM:380 HOA 525.00
Sq.Ft. Htc 1,948 Year Built: 2003

Marketing Remarks

Conservation Lot, No Rear Neighbours, Ideal For Short Term Rental Or Residential Use, 2 Masters, Mirrored Walls, Upgrade On Furniture, Great Community.

\$224,900
#S4654820

Active
Beds: 3
Baths: 2



Subdivision Name PLEASANT HILL LAKES UNIT

2651 SHORTLEAF CT
KISSIMMEE, FL 34746-3126

Taxes: \$3,786.00 DOM:244 HOA 122.00
Sq.Ft. Htc 1,625 Year Built: 1994

Marketing Remarks

FED UP WITH HOMES ON SMALL LOTS. TIME FOR A CHANGE. BEAUTIFUL HOME ON 1/2 ACRE, INGROUND POOL, TILE THRU-OUT, STAINLESS STEEL APPLIANCES, ELECTRIC POOL HEATER, NEW POOL FILTER, GREAT

\$229,000
#G4649243

Active
Beds: 5
Baths: 3



Subdivision Name LAKE WILSON PRESERVE

340 MOCKINGBIRD RD
DAVENPORT, FL 33896-4765

Taxes: \$4,370.00 DOM:264 HOA 217.00
Sq.Ft. Htc 2,222 Year Built: 2006

Marketing Remarks

SMALL DEVELOPMENT OF 96 EXECUTIVE HOMES, THIS PROPERTY IS LOCATED ON A CORNER LOT THAT BACKS TO CONSERVATION AREA WITH A SUN BALCONY & LARGE SCREENED IN HEATED

\$229,000
#S4659829

Active
Beds: 4
Baths: 2



Subdivision Name WESTRIDGE PH 4

336 GREELEY LOOP
DAVENPORT, FL 33897-5653

Taxes: \$2,817.00 DOM:131 HOA 91.00
Sq.Ft. Htc 2,220 Year Built: 1997

Marketing Remarks

Fully furnished and decorated designer home with 4 bedrooms. All upscale furnishings, decorations, kitchen large and small appliances, silverware, cookware, EVERYTHING included. Extra large pool deck with all day sun, partly covered patio, grill,

\$229,900
#O4943880

Active
Beds: 3
Baths: 2



Subdivision Name DEER CREEK VILLAGE SEC 6

5530 DONNELLY CIR
ORLANDO, FL 32821-7658

Taxes: \$3,862.00 DOM:123 HOA 346.50
Sq.Ft. Htc 2,290 Year Built: 1996

Marketing Remarks

NOT A SHORT SALE OR BANK OWNED. THIS IS WITHOUT A DOUBT THE MOST BEAUTIFUL HOUSE ON THE MARKET. HARDWOOD THROUGH OUT AND TILE IN THE WET AREAS. VIEW OF GOLF COURSE, HEATED POOL,