

Florida Ideal Realty Market Update

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\$138,900
#O4967346

Active
Beds: **3**
Baths: **2**



Subdivision Name **WESTON HILLS PHASE II**

15953 BAY VISTA DR
CLERMONT, FL 34714-5065

Taxes: **\$359.00** DOM: **6** HOA **249.000**
Sq.Ft. Htd **1,744** Year Built: **2002**
Marketing Remarks

\$149,900
#S4665900

Active
Beds: **4**
Baths: **3**



Subdivision Name **RESERVE AT TOWN CENTER**

100 RESERVE DR
DAVENPORT, FL 33896-2300

Taxes: **\$2,616.00** DOM: **13** HOA **194.000**
Sq.Ft. Htd **1,731** Year Built: **2002**
Marketing Remarks

Well kept vacation home in quiet gated community of the Reserve at Town Center. Shops, restaurants and plenty of golf nearby. Home is close to I-4 for easy access to the theme parks. Only 1 hour to either coast to enjoy Florida's fine beaches.

\$155,000
#O4959014

Active
Beds: **3**
Baths: **2**



Subdivision Name **DAVENPORT LAKES PH OI**

722 ALLISON AVE
DAVENPORT, FL 33897-5410

Taxes: **\$2,039.00** DOM: **43** HOA **109.000**
Sq.Ft. Htd **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: **56** HOA
Sq.Ft. Htd **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* EAT-IN KITCHEN*

\$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: **56** HOA **190.000**
Sq.Ft. Htd **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

\$159,900
#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: **45** HOA **500.000**
Sq.Ft. Htd **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 AND

\$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: **136** HOA **795.000**
Sq.Ft. Htd **1,723** Year Built: **1998**
Marketing Remarks

Short Sale;. Price reduced and approved by lender!

\$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: **55** HOA **685.200**
Sq.Ft. Htd **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.

\$175,000
#O4934563

Active
Beds: **3**
Baths: **2**



Subdivision Name **ASHLEY MANOR**

307 BALMORAL CT
DAVENPORT, FL 33896-5217

Taxes: **\$2,959.00** DOM: **185** HOA **900.000**
Sq.Ft. Htd **1,499** Year Built: **2000**
Marketing Remarks

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\$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: **208** HOA **320.000**
Sq.Ft. Htd **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, Championsqate and Reunion,

\$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: **44** HOA
Sq.Ft. Htd **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.

\$189,900
#S4657207

Active
Beds: **3**
Baths: **2**



Subdivision Name **LINDFIELDS UNIT 2**

2987 VISCOUNT CIR
KISSIMMEE, FL 34747-1620

Taxes: **\$2,137.00** DOM: **199** HOA
Sq.Ft. Htd **1,712** Year Built: **1990**

Marketing Remarks

\$190,000
#O4968031

Active
Beds: **5**
Baths: **4/1**



Subdivision Name **WINDWOOD BAY PH 1**

118 FOREST VIEW DR
DAVENPORT, FL 33896-4722

Taxes: **\$4,213.00** DOM: **1** HOA **144.000**
Sq.Ft. Htd **3,497** Year Built: **2004**

Marketing Remarks

BANK OWNED!!!!** HUGE home in ***SHORT TERM RENTAL COMMUNITY near Disney! Great investment opportunity or vacation home!

\$192,000
#S4665648

Active
Beds: **5**
Baths: **3**



Subdivision Name **LAKE DAVENPORT ESTS WEST**

657 DOWNING CIR
DAVENPORT, FL 33897-6003

Taxes: **\$2,710.00** DOM: **10** HOA **440.000**
Sq.Ft. Htd **2,269** Year Built: **1997**

Marketing Remarks

New roof, newly resurfaced pool and deck, tile and carpet throughout. New pool heater and air conditioner! Come see this great deal today! close to theme parks, great rental history.

\$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: **821** HOA **440.000**
Sq.Ft. Htd **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 L**

5508 WILLOW BEND TRL
KISSIMMEE, FL 34758-5000

Taxes: **\$3,959.00** DOM: **108** HOA **588.000**
Sq.Ft. Htd **1,562** Year Built: **2002**

Marketing Remarks

Stunning 3 bed 2 bath home with screened in front porch. Furnished by interior desiner 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: **230** HOA **400.000**
Sq.Ft. Htd **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

\$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: **170** HOA **40.000**
Sq.Ft. Htd **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.