

## Florida Ideal Realty

### Market Update

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Internet: [www.FloridaIdealRealty.com](http://www.FloridaIdealRealty.com)

\$113,500  
#O4928728

Active  
Beds: 4  
Baths: 2



Subdivision Name **WOODRIDGE**

1147 CEDARWOOD WAY  
CLERMONT, FL 34714-5837

Taxes: \$2,466.00 DOM:204 HOA 300.00  
Sq.Ft. Htc 1,603 Year Built: **2001**

Marketing Remarks  
Short Sale

\$115,000  
#S4658908

Active  
Beds: 5  
Baths: 3



Subdivision Name **CLEAR CREEK PHASE 2**

17349 SILVER CREEK CT  
CLERMONT, FL 34714-5823

Taxes: \$2,969.00 DOM:152 HOA 175.00  
Sq.Ft. Htc 1,670 Year Built: **2000**

Marketing Remarks  
short sale listing price may not be sufficient to pay the total of all liens and costs of sale, and sale of property at full listing price may require approval of seller's lender(s), and such approval may be conditioned upon the gross commission being reduced.

\$115,000  
#S4663672

Active  
Beds: 5  
Baths: 3



Subdivision Name **CLEAR CREEK PHASE 1**

1040 WINDING WATER WAY  
CLERMONT, FL 34714-5807

Taxes: \$2,391.00 DOM: 42 HOA 350.00  
Sq.Ft. Htc 1,660 Year Built: **1998**

Marketing Remarks  
Short Sale. Great pool home in outstanding location. Area of great development that is close to Disney, shopping, dining and attractions. Great Lake schools available from here. Please call for appointment now.

\$115,000  
#G4657135

Active  
Beds: 3  
Baths: 2



Subdivision Name **CLERMONT**

1112 CLEAR CREEK CIR.  
CLERMONT, FL 34714

Taxes: \$1,788.00 DOM: 35 HOA 300.00  
Sq.Ft. Htc 1,353 Year Built: **2002**

Marketing Remarks  
Don't wait any longer, this is the home to buy. Three bedrooms and two baths with a beautiful pool with screened enclosure. Priced to at \$115,000.

\$118,500  
#S4661601

Active  
Beds: 4  
Baths: 3



Subdivision Name **FLORIDA PINES PH 1**

196 THORNE MEADOW PASS  
DAVENPORT, FL 33897-4677

Taxes: \$2,736.00 DOM: 94 HOA 325.00  
Sq.Ft. Htc 1,659 Year Built: **2001**

Marketing Remarks  
Short Sale. Florida Pines nice subdivision in a big corner lot with 4 bedrooms and 3 full bathrooms, screened pool and lots of potential. Nice floor plan with high ceilings. Comes with appliances and more! Easy to show.

\$119,900  
#G4656327

Active  
Beds: 3  
Baths: 2



Subdivision Name **SANTA CRUZ PH 2**

510 RENA DR  
DAVENPORT, FL 33897-7414

Taxes: \$2,462.00 DOM: 56 HOA 400.00  
Sq.Ft. Htc 1,897 Year Built: **2004**

Marketing Remarks  
investment - tenant occupied on 12 month lease. furnished pool home on nice corner lot.

\$119,900  
#L4623323

Active  
Beds: 4  
Baths: 2



Subdivision Name **FOUR CORNERS PH 1**

557 CASSIA DR  
DAVENPORT, FL 33897-9558

Taxes: \$2,327.00 DOM: 5 HOA 425.00  
Sq.Ft. Htc 1,802 Year Built: **2002**

Marketing Remarks  
Conveniently located close to I-4 and Disney corridor, great floor plan, eat-in kitchen, formal dining, large living, split bedrooms, inside laundry, spacious pool area, corner lot, shows well.

\$119,900  
#O4960677

Active  
Beds: 2  
Baths: 2



Subdivision Name **INDIAN RIDGE VILLAS PH 1**

1501 CHAPMAN OAK CT  
KISSIMMEE, FL 34747-1923

Taxes: \$2,729.00 DOM: 26 HOA  
Sq.Ft. Htc 1,220 Year Built: **1994**

Marketing Remarks  
Awesome pool home! Located on corner lot, fenced back yard for privacy. Great pool patio for entertaining or just enjoying life.

\$119,900  
#O4951864

Active  
Beds: 4  
Baths: 2



Subdivision Name **HILLCREST HOMES OF LAKE**

336 HILLCREST DR  
DAVENPORT, FL 33897-8432

Taxes: \$2,361.00 DOM: 76 HOA 442.00  
Sq.Ft. Htc 1,354 Year Built: **2000**

Marketing Remarks  
SHORT TERM RENTAL - INVESTOR OR END USER- GREAT LOCATION- PRIVACY! 4 BED 2 BATH- CLOSE TO ATTRACTIONS

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\$119,900  
#O4953699

Active  
Beds: 4  
Baths: 3



Subdivision Name CHATHAM PARK PH 3

2592 CHATHAM CIR  
KISSIMMEE, FL 34746-5195

Taxes: \$2,490.00 DOM: 62 HOA 138.00  
Sq.Ft. Htc 1,874 Year Built: 1994

Marketing Remarks

Beautiful two story home on corner lot in Chatham Park. Tile floors, carpeted bedrooms, pedestal sink, eat in kitchen, with pool. The style you love at a price you can afford. Warm and inviting is the best way to describe this 4 bedroom, 3 bath

\$120,000  
#G4658293

Active  
Beds: 3  
Baths: 2/1



Subdivision Name FOUR CORNERS PH 1

142 ELDERBERRY DR  
DAVENPORT, FL 33897-3833

Taxes: \$2,499.00 DOM: 5 HOA 39.500  
Sq.Ft. Htc 2,205 Year Built: 2004

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.

\$120,000  
#O4965563

Active  
Beds: 3  
Baths: 2



Subdivision Name FLORIDA PINES PH 1

173 HILLSIDE DR  
DAVENPORT, FL 33897-4644

Taxes: \$2,652.00 DOM: 3 HOA 375.000  
Sq.Ft. Htc 1,661 Year Built: 2000

Marketing Remarks

BANK OWNED. REO SALE. PROPERTY SOLD AS-IS WITHOUT REPAIRS OR WARRANTY.

\$120,000  
#S4655812

Active  
Beds: 4  
Baths: 2



Subdivision Name COUNTRY CREEK ESTS PH 2

226 OLD MILL CIR  
KISSIMMEE, FL 34746-6064

Taxes: \$4,436.00 DOM:221 HOA 150.000  
Sq.Ft. Htc 2,044 Year Built: 1996

Marketing Remarks

SHORT SALE

\$120,000  
#O4924630

Active  
Beds: 4  
Baths: 2



Subdivision Name LAKE DAVENPORT ESTS WES

148 STRAIT DR  
DAVENPORT, FL 33897-8547

Taxes: \$2,495.00 DOM:227 HOA 245.000  
Sq.Ft. Htc 1,908 Year Built: 1996

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.

\$120,000  
#S4662124

Active  
Beds: 3  
Baths: 2/1



Subdivision Name MONTEGO BAY

4829 KINGSTON CIR  
KISSIMMEE, FL 34746-5102

Taxes: \$1,724.00 DOM: 76 HOA 290.000  
Sq.Ft. Htc 1,725 Year Built: 1990

Marketing Remarks

Short Sale. Beautiful 3 bedroom, 2 bathroom PLUS LOFT, pool home! Gorgeous tile throughout the living and wet areas! Carpet in all the bedrooms and bonus room. Delightful, downstairs master suite boasts pool views and a walk-in closet.

\$124,500  
#O4936359

Active  
Beds: 4  
Baths: 2



Subdivision Name FAIRWAYS LAKE ESTS PH 2

327 JAYBEE AVE  
DAVENPORT, FL 33897-5451

Taxes: \$3,107.00 DOM:164 HOA 100.000  
Sq.Ft. Htc 1,880 Year Built: 1997

Marketing Remarks

SHORT SALE. DON'T MISS THIS OPPORTUNITY TO OWN A HOME IN THE GOLF COMMUNITY OF FAIRWAY LAKE ESTATES. COME AND ENJOY THE CHANCE TO EITHER PLAY GOLF, FISH OR WATER SKI!

\$124,900  
#S4659253

Active  
Beds: 3  
Baths: 2



Subdivision Name HAMPTON ESTS PH 2 VILLA

103 KELLYGREEN AVE  
DAVENPORT, FL 33897-2415

Taxes: \$3,258.00 DOM:145 HOA 475.000  
Sq.Ft. Htc 1,571 Year Built: 2003

Marketing Remarks

"Short Sale" - Wonderful 3 bed 2 bath pool home on a nice corner lot. Features include vaulted ceilings, separate living & dining areas. Over 1500 htd sq/ft including eat in kitchen with breakfast bar overlooking family room.

\$124,900  
#G4658022

Active  
Beds: 3  
Baths: 2



Subdivision Name LINDFIELDS UNIT 3

2913 PEMBRIIDGE ST  
KISSIMMEE, FL 34747-1628

Taxes: \$2,802.00 DOM: 18 HOA  
Sq.Ft. Htc 1,778 Year Built: 1991

Marketing Remarks

Not a short sale - response to offers usually within 3 business days - can close in 30 to 45 days. Closing cost assistance may be available subject to seller approval & terms.