

Florida Ideal Realty - Market Update

E-mail: Info@FloridaIdealRealty.com

WINDSOR HILLS PH 5A											
MLS#	Status	Beds	FB/HB	Pool	Offer	Sales Price	Address	SqFt	Taxes	DOM	Date Sold
O4902355	ACT	6	4	Y	\$315,000		2715 MANESTY LN	2,812	6155	106	
V4615635	ACT	5	5	Y	\$345,000		7737 COMROW ST	2,494	5469	348	
S4650618	ACT	5	5	Y	\$360,000		7708 TEASCONE BLVD	2,297	5160	98	
S4639258	ACT	5	5	Y	\$368,888		2638 DINVILLE ST	2,494	4310	373	
S4650694	ACT	5	5	Y	\$369,999		2633 PAWNALL ST	2,293	5602	95	
S4644821	ACT	4	4	Y	\$377,500		7701 COMROW ST	1,868	4651	240	
O4881713	ACT	5	5	Y	\$384,900		7709 COMROW ST	2,494	5514	227	
S4650455	ACT	5	5	Y	\$385,000		7805 BASNETT CIR	2,388	5313	101	
S4647973	ACT	5	5	Y	\$397,000		7742 COMROW ST	2,494	5457	161	
O4878259	ACT	6	4	Y	\$399,000		2677 MANESTY LN	2,812	6064	247	
O4881045	ACT	6	4	Y	\$399,900		2644 DAULBY ST	2,812	6002	231	
O4910528	ACT	5	5	Y	\$399,950		2649 DAULBY ST	2,297	5135	58	
O4900931	ACT	6	4	Y	\$405,000		7764 TOSTETH ST	2,812	5939	116	
O4902877	ACT	6	4	Y	\$409,000		2640 DAULBY ST	2,832	5750	104	
S4654127	ACT	4	4	Y	\$409,000		7765 BASNETT CIR	1,824	4676	15	
O4880013	ACT	5	5	Y	\$410,000		7766 TOSTETH ST	2,297	5279	236	
S4652718	ACT	6	4	Y	\$410,000		7803 BEECHFIELD STREET	2,812	6122	49	
S4643745	ACT	5	5	Y	\$415,000		2687 MANESTY LN	2,494	5517	263	
O4897049	ACT	6	4	Y	\$419,000		7769 BASNETT CIRCLE	2,812	5788	135	
O4842618	ACT	6	3/1	Y	\$419,900		7730 TEASCONE BLVD	2,469	5156	436	
O4891525	ACT	5	5	Y	\$439,900		2702 MANESTY LN	2,297	5125	165	
O4903367	ACT	6	4	Y	\$449,000		7726 BASNETT CIR	2,812	5980	100	
S4647704	ACT	6	4	Y	\$449,500		2653 DAULBY ST	2,832	6037	167	
S4648373	ACT	6	4	Y	\$449,900		7745 BASNETT CIR	2,812	5773	150	
O4834726	ACT	6	4	Y	\$455,000		2691 MANESTY LN	2,812	5863	476	
O4885380	ACT	6	4	Y	\$484,900		7785 BASNETT CIR	2,812	5742	206	
S4652585	ACT	6	4	Y	\$489,000		7704 TEASCONE BLVD	2,812	5949	50	
O4878187	ACT	6	4	Y	\$499,900		2621 DAULBY ST	2,812	6012	247	
O4913050	PNC	5	5	Y	\$299,900		2646 DAULBY ST	2,297	5311	4	
O4918511	PNC	6	4	Y	\$299,999		2605 DINVILLE ST	2,812	5790	10	
O4897210	PNC	5	5	Y	\$329,990		7787 BASNETT CIR	2,297	5171	81	
O4865590	PNC	6	4	Y	\$330,000		7809 BASNETT CIR	2,812	5791	315	
O4912086	PNC	5	5	Y	\$339,000		7813 BASNETT CIR	2,336	5115	33	



WINDSOR HILLS PH 3

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MLS#	Status	Beds	FB/HB	Pool	Offer	Sales Price	Address	SqFt	Taxes	DOM	Date Sold
O4910933	SLD	5	5/0	Y	\$260,865	\$275,000	2698 MANESTY LN	2,297	5148	10	05/29/09
S4645818	SLD	5	5	Y	\$300,000	\$300,000	7769 TEASCONE BLVD	2,336	765	80	06/02/09
O4883070	SLD	5	5	Y	\$328,000	\$300,000	7766 BASNETT CIR	2,494	5423	181	06/08/09
O4861827	SLD	5	5	Y	\$329,000	\$325,000	7791 BASNETT CIR	2,297	5177	278	05/27/09
S4649896	SLD	5	5	Y	\$329,950	\$305,000	7714 TEASCONE BLVD	2,297	5070	22	05/07/09
O4886137	SLD	5	5	Y	\$379,000	\$335,000	7740 COMROW ST	2,297	5271	156	06/08/09
O4841500	SLD	6	4	Y	\$379,000	\$365,000	7755 BASNETT CIR	2,812	5981	216	05/28/09
O4863173	SLD	6	4	Y	\$399,000	\$380,000	2615 DAULBY ST	2,812	5811	301	06/03/09
O4879862	SLD	5	5	Y	\$399,000	\$375,000	7724 COMROW ST	2,494	5480	167	06/11/09
O4880450	SLD	5	4	N	\$424,000	\$395,000	2579 ARCHFIELD BV	2,812	0	177	05/05/09
S4654307	SLD	6	4	Y	\$450,000	\$450,000	2709 MANESTY LN	2,812	5879		06/18/09



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Market Update

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\$315,000
#O4902355

Active
Beds: **6**
Baths: **4**



Subdivision Name **WINDSOR HILLS PH 5A**

2715 MANESTY LN
KISSIMMEE, FL 34747

Taxes: **\$6,155.00** DOM: **106** HOA **4200.00C**
Sq.Ft. Htd **2,812** Year Built: **2006**
Marketing Remarks

\$345,000
#V4615635

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



Subdivision Name **WINDSOR HILLS PH 1**

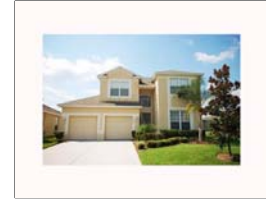
7737 COMROW ST
KISSIMMEE, FL 34747

Taxes: **\$5,469.00** DOM: **348** HOA **1067.00C**
Sq.Ft. Htd **2,494** Year Built: **2004**
Marketing Remarks

Windsor Hills Resort Community just 2 miles to Disney. 5 bedrooms beautifully furnished. Furnishings do not convey but can be purchased seperatly. Wonderful investment with property management in place and will continue if desired for

\$360,000
#S4650618

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



Subdivision Name **WINDSOR HILLS PH 2**

7708 TEASCON BLVD
KISSIMMEE, FL 34747

Taxes: **\$5,160.00** DOM: **98** HOA **4270.00C**
Sq.Ft. Htd **2,297** Year Built: **2005**
Marketing Remarks

Price reduced! Luxurious resort home is located just down the street from the community center and is on the conservation/retention pond, which provides privacy for the pool area.

\$368,888
#S4639258

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



Subdivision Name **WINDSOR HILLS PH 3**

2638 DINVILLE ST
KISSIMMEE, FL 34747

Taxes: **\$4,310.00** DOM: **373** HOA **2470.00C**
Sq.Ft. Htd **2,494** Year Built: **2005**
Marketing Remarks

SEVILLE BUILDERS TOP SELLER DECORATED TO THE HILT!! CUSTOM UPGRADED FURNITURE & FURNISHING PLATNIUM DESIGNER PKG. BEST OF TEH BEST HAS IT ALL TRIPLE MST, JACK & JILL KIDS, 5 BA . WHAT? YES. STYLISH SUNNY BAY

\$369,999
#S4650694

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



Subdivision Name **WINDSOR HILLS PH 5**

2633 PAWNALL ST
KISSIMMEE, FL 34747

Taxes: **\$5,602.00** DOM: **95** HOA **1067.50C**
Sq.Ft. Htd **2,293** Year Built: **2006**
Marketing Remarks

Fully furnished with bookings already in place.

\$377,500
#S4644821

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



Subdivision Name **WINDSOR HILLS PH 1**

7701 COMROW ST
KISSIMMEE, FL 34747

Taxes: **\$4,651.00** DOM: **240** HOA **4210.00C**
Sq.Ft. Htd **1,868** Year Built: **2004**
Marketing Remarks

Just reduced! Great price, great home! 1st house on the street located 1/2 block from the clubhouse. This home comes fully furnished and includes TVs in every bedroom, Plasma TV in the living room and is elegantly decorated in a popular Disney theme.

\$384,900
#O4881713

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



Subdivision Name **WINDSOR HILLS PH 1**

7709 COMROW ST
KISSIMMEE, FL 34747

Taxes: **\$5,514.00** DOM: **227** HOA **1067.50C**
Sq.Ft. Htd **2,494** Year Built: **2004**
Marketing Remarks

NOT A SHORT SALE,QUICK CLOSING. OVER 60% 2009 BOOKINGS IN PLACE THAT CAN CONVEY! FULLY FURNISHED HOME IN THE MOST POPULAR GATED, RESORT STYLE COMM. NEAR DISNEY. AMENITIES INCLUDE A LARGE CLUBHOUSE,

\$385,000
#S4650455

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



Subdivision Name **WINDSOR HILLS PH 3**

7805 BASNETT CIR
KISSIMMEE, FL 34747

Taxes: **\$5,313.00** DOM: **101** HOA **4270.00C**
Sq.Ft. Htd **2,388** Year Built: **2005**
Marketing Remarks

This 5 bedroom, 5 bath Seville is located in the very popular Windsor Hills Resort community. The conservation view lot is a rare find in the resale market.

\$397,000
#S4647973

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



Subdivision Name **WINDSOR HILLS PH 1**

7742 COMROW ST
KISSIMMEE, FL 34747

Taxes: **\$5,457.00** DOM: **161** HOA **4210.00C**
Sq.Ft. Htd **2,494** Year Built: **2004**
Marketing Remarks

Price reduced! This upscale popular fully-furnished Seville Model vacation home is located close to the clubhouse, with a south facing pool.

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\$399,000
#O4878259

Active
Beds: **6**
Baths: **4**



Subdivision Name **WINDSOR HILLS PH 3**

2677 MANESTY LN
KISSIMMEE, FL 34747

Taxes: **\$6,064.00** DOM: **247** HOA **4200.00C**
Sq.Ft. Htd **2,812** Year Built: **2006**

Marketing Remarks

Professionally decorated & extremely well maintained! Catch a glimpse of Disney's fireworks from the pool area and loads of owner bookings make this gorgeous home exceptionally desirable. Mickey Mouse themed room, games room & flat

\$399,900
#O4881045

Active
Beds: **6**
Baths: **4**



Subdivision Name **WINDSOR HILLS PH 2**

2644 DAULBY ST
KISSIMMEE, FL 34747

Taxes: **\$6,002.00** DOM: **231** HOA **1050.00C**
Sq.Ft. Htd **2,812** Year Built: **2005**

Marketing Remarks

Professionally decorated and very well maintained! Many "Owner" bookings in place for a turn key investment. West facing pool with huge backyard and no rear neighbors! This home also has a fantastic games room & adorable themed bedrooms

\$399,950
#O4910528

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



Subdivision Name **WINDSOR HILLS PH 2**

2649 DAULBY ST
KISSIMMEE, FL 34747

Taxes: **\$5,135.00** DOM: **58** HOA **4210.00C**
Sq.Ft. Htd **2,297** Year Built: **2005**

Marketing Remarks

PRICED TO SELL!! Professionally Furnished Home, in the popular 'Windsor Hills Resort'. GREAT INVESTMENT OPPORTUNITY, future bookings may convey if the Buyer remains with the current Management Company. A MUST SEE HOME!! 1

\$405,000
#O4900931

Active
Beds: **6**
Baths: **4**



Subdivision Name **WINDSOR HILLS PH 3**

7764 TOSTETH ST
KISSIMMEE, FL 34747

Taxes: **\$5,939.00** DOM: **116** HOA **335.000**
Sq.Ft. Htd **2,812** Year Built: **2005**

Marketing Remarks

BEAUTIFUL GATED COMMUNITY THAT IS SHORT TERM RENTAL NEIGHBORHOOD, 424,000 FULLY FURNISHED WITH A SOUTH FACING POOL AND SPA. HOME IS IN A MANAGEMENT PROGRAM IF WANTED. \$405,000 COMES UNFURNISHED.

\$409,000
#O4902877

Active
Beds: **6**
Baths: **4**



Subdivision Name **WINDSOR HILLS PH 2**

2640 DAULBY ST
KISSIMMEE, FL 34747

Taxes: **\$5,750.00** DOM: **104** HOA **4200.00C**
Sq.Ft. Htd **2,832** Year Built: **2005**

Marketing Remarks

\$409,000
#S4654127

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



Subdivision Name **WINDSOR HILLS PH 3**

7765 BASNETT CIR
KISSIMMEE, FL 34747

Taxes: **\$4,676.00** DOM: **15** HOA **333.330**
Sq.Ft. Htd **1,824** Year Built: **2005**

Marketing Remarks

Well maintained and beautifully furnished home with screened pool located in one of the best short term rental communities and only a few miles from Disney. Bookings can convey. This beautiful gated resort style community includes amenities such as a

\$410,000
#O4880013

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



Subdivision Name **WINDSOR HILLS PH 3**

7766 TOSTETH ST
KISSIMMEE, FL 34747

Taxes: **\$5,279.00** DOM: **236** HOA **1050.00C**
Sq.Ft. Htd **2,297** Year Built: **2005**

Marketing Remarks

Wonderful 5 Bedroomed Villa On The No 1 Vacation Resort of its Type in Central Florida

\$410,000
#S4652718

Active
Beds: **6**
Baths: **4**



Subdivision Name **WINDSOR HILLS PH 5**

7803 BEECHFIELD STREET
KISSIMMEE, FL 34747

Taxes: **\$6,122.00** DOM: **49** HOA **4270.00C**
Sq.Ft. Htd **2,812** Year Built: **2006**

Marketing Remarks

Reduced by \$55K! Beautiful Brentwood home located in one of Orlando's most sought after gated resort communities. This home is completely furnished to a high standard with everything you could possibly need. There is a bright & airy family

\$415,000
#S4643745

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



Subdivision Name **WINDSOR HILLS PH 3**

2687 MANESTY LN
KISSIMMEE, FL 34747

Taxes: **\$5,517.00** DOM: **263** HOA **4270.00C**
Sq.Ft. Htd **2,494** Year Built: **2006**

Marketing Remarks

This luxurious, upscale Windsor Hills Resort home is located on a much sought after lot with no neighbors in back. this 5/5 home will accommodate 12 people as one of the 2 leather living room sofas is a sleeper sofa.