

## Florida Ideal Realty - Market Update

E-mail: [Info@FloridaIdealRealty.com](mailto:Info@FloridaIdealRealty.com)

INDIAN CREEK PH I												
MLS#	Status	Beds	FB/HB	Pool	Offer	Sales Price	Address	SqFt	Taxes	DOM	Date Sold	
S4628427	ACT	4	2	Y	\$154,000		2611 AUTUMN CREEK CIR	1,546	3935	873		
O4955313	ACT	4	2	Y	\$179,900		2650 AUTUMN CREEK CIR	1,546	3478	52		
S4665532	ACT	3	2	Y	\$181,500		8005 BOW CREEK RD	1,228	3192	4		
S4660951	ACT	3	2	Y	\$181,900		8069 ROARING CREEK CT	1,228	3617	107		
O4941939	ACT	3	2	Y	\$185,000		2567 BEAR CREEK CT	1,228	3580	133		
S4663894	ACT	4	3	Y	\$189,900		2675 AUTUMN CREEK CIR	1,791	3707	34		
S4658526	ACT	4	3	Y	\$199,000		2671 AUTUMN CREEK CIR	1,791	4147	160		
S4629719	ACT	4	3	Y	\$214,888		2604 ONEIDA LOOP	1,791	3690	712		
O4957759	ACT	4	3	Y	\$215,000		8090 ROARING CREEK CT	1,761	3681	39		
R4591233	ACT	4	3	Y	\$219,900		2675 ONEIDA LOOP	1,761	4309	230		
S4647644	ACT	4	3/0	Y	\$225,000		2558 ONEIDA LOOP	1,791	3827	416		
G4644048	ACT	4	3	Y	\$230,000		2600 SPRING CREEK CT	1,761	3732	417		
S4664845	ACT	4	3	Y	\$238,000		8108 SANTEE DR	1,791	3907	18		
S4645857	ACT	4	3	Y	\$239,900		8076 ROARING CREEK CT	1,761	4229	465		
S4650093	ACT	4	3	Y	\$239,900		2593 ONEIDA LOOP	1,761	3830	361		
S4664275	ACT	5	4	Y	\$245,000		2618 ONEIDA LOOP	2,136	4271	26		
S4615776	ACT	3	2	Y	\$249,000		2609 AUTUMN CREEK CIR	1,228	3240	1134		
S4660943	ACT	5	4	Y	\$255,800		8052 SANTEE DR	2,136	4604	107		
S4645307	ACT	5	4	Y	\$279,900		8054 SANTEE DR	2,136	4238	476		
S4648305	ACT	5	4	Y	\$280,000		2509 OSPREY CREEK CT	2,136	4188	401		
O4908576	ACT	5	4	Y	\$294,400		2547 ONEIDA LOOP	2,136	5749	318		
O4956581	PNC	3	2	Y	\$150,000		8026 SPRING CREEK DR	1,228	3264	26		
S4644685	PNC	4	3	Y	\$160,000		2665 ONEIDA LOOP	1,791	4255	403		
S4649816	PNC	4	3	Y	\$175,000		2629 ONEIDA LOOP	1,791	4238	18		
S4658303	PNC	4	3	Y	\$175,000		2647 AUTUMN CREEK CIR	1,761	4275	9		
S4642493	PNC	4	3	Y	\$179,926		8070 SANTEE DR	1,791	4192	334		
S4660708	PNC	5	4/0	Y	\$205,000		8109 POMO DR	2,136	4626	84		
O4909702	PNC	4	3	Y	\$215,000		2563 ONEIDA LOOP	1,791	5338	289		
S4657490	SLD	4	3	Y	\$219,000	\$192,000	8075 ROARING CREEK CT	1,761	4075	143	02/04/10	
S4657166	SLD	5	4	Y	\$238,000	\$238,000	2607 ONEIDA LOOP	2,136	4775	45	01/04/10	
S4657492	SLD	5	4	Y	\$249,000	\$225,000	8071 ROARING CREEK CT	2,136	4574	101	01/20/10	
O4937078	SLD	5	4	Y	\$279,900	\$255,000	8015 INDIAN CREEK BLVD	2,136	4619	24	02/18/10	

## Florida Ideal Realty

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\$154,000  
#S4628427

Active  
Beds: 4  
Baths: 2



Subdivision Name INDIAN CREEK PH 1

2611 AUTUMN CREEK CIR  
KISSIMMEE, FL 34747

Taxes: \$3,935.00 DOM:873 HOA 370.00  
Sq.Ft. Htc 1,546 Year Built: 1999

Marketing Remarks

Short sale 100%APPROVE!!!!NO WAITING WE JUST NEED A BUYER IF YOU HAVE A CASH BUYER THEY CAN CLOSE BY 10/09/09...OR FIRST TIME BUYERS THEY CAN QUALIFIED FOR THE TAX CREDIT BRING YOUR BUYER'S

\$179,900  
#O4955313

Active  
Beds: 4  
Baths: 2



Subdivision Name INDIAN CREEK PH 1

2650 AUTUMN CREEK CIR  
KISSIMMEE, FL 34747

Taxes: \$3,478.00 DOM: 52 HOA  
Sq.Ft. Htc 1,546 Year Built: 1999

Marketing Remarks

This home comes fully furnished and would be perfect for your permanent home or use for short term rental. Situated just off 192 in Kissimmee, Indian Creek is close to all the action. Located within the community is a tennis court and

\$181,500  
#S4665532

Active  
Beds: 3  
Baths: 2



Subdivision Name INDIAN CREEK PH 2

8005 BOW CREEK RD  
KISSIMMEE, FL 34747

Taxes: \$3,192.00 DOM: 4 HOA  
Sq.Ft. Htc 1,228 Year Built: 2000

Marketing Remarks

Beautiful 3 bedroom 2 bath home, fully furnished turn key home. Private West facing heated pool. Located in a short term rental community 3 miles from Disney World.

\$181,900  
#S4660951

Active  
Beds: 3  
Baths: 2



Subdivision Name INDIAN CREEK PH 3

8069 ROARING CREEK CT  
KISSIMMEE, FL 34747-2263

Taxes: \$3,617.00 DOM:107 HOA  
Sq.Ft. Htc 1,228 Year Built: 2001

Marketing Remarks

HOME COMES FURNISHED, COMMUNITY FEATURES PARK, TENNIS, BASKETBALL, PUTTING GREEN, AND ONLY 6 MINUTES TO DISNEY WORLD, MOVE IN AS YOUR PERMANENT RESIDENCE, LONG TERM RENT,

\$185,000  
#O4941939

Active  
Beds: 3  
Baths: 2



Subdivision Name INDIAN CREEK PH 1

2567 BEAR CREEK CT  
KISSIMMEE, FL 34747-2243

Taxes: \$3,580.00 DOM:133 HOA  
Sq.Ft. Htc 1,228 Year Built: 1999

Marketing Remarks

\$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.

\$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 40.000  
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.

\$214,888  
#S4629719

Active  
Beds: 4  
Baths: 3



Subdivision Name INDIAN CREEK PH VI

2604 ONEIDA LOOP  
KISSIMMEE, FL 34747

Taxes: \$3,690.00 DOM:712 HOA  
Sq.Ft. Htc 1,791 Year Built: 2004

Marketing Remarks

PEAK SEASON INCOME NOW! PRICED TO SELL WON'T LAST. QUICK EZ CLOSE. A JEWEL;TURNKEY OPPORUNITY EXECUTIVE SHORT RENTAL WITH A FLORIDA AMBIENCE UNSURPASSED. 36K- 38K GROSS INCOME

\$215,000  
#O4957759

Active  
Beds: 4  
Baths: 3



Subdivision Name INDIAN CREEK PH 3

8090 ROARING CREEK CT  
KISSIMMEE, FL 34747-2263

Taxes: \$3,681.00 DOM: 39 HOA  
Sq.Ft. Htc 1,761 Year Built: 2001

Marketing Remarks

Recently upgraded pool home ideally nestled at the end of a quiet cul-de-sac. New flooring throughout, Berber carpet in all bedrooms, new laminate wood flooring and 18" ceramic tiles! Home is freshly painted with new deep baseboard, rounded

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\$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

\$225,000  
#S4647644

Active  
Beds: 4  
Baths: 3/0



Subdivision Name INDIAN CREEK PH V

2558 ONEIDA LOOP  
KISSIMMEE, FL 34747

Taxes: \$3,827.00 DOM:416 HOA  
Sq.Ft. Htc 1,791 Year Built: 2003

Marketing Remarks

Fully furnished vacation home with 2 master suites, south east facing heated pool and spa, brick block pavers on deck and fenced yard. Home has tile in all common areas.

\$230,000  
#G4644048

Active  
Beds: 4  
Baths: 3



Subdivision Name INDIAN CREEK PH 1

2600 SPRING CREEK CT  
KISSIMMEE, FL 34747

Taxes: \$3,732.00 DOM:417 HOA 360.00  
Sq.Ft. Htc 1,761 Year Built: 2000

Marketing Remarks

Home in excellent condition freshly painted, air, open floor plan, easy to show. Motivated seller

\$238,000  
#S4664845

Active  
Beds: 4  
Baths: 3



Subdivision Name INDIAN CREEK PH VI

8108 SANTEE DR  
KISSIMMEE, FL 34747

Taxes: \$3,907.00 DOM: 18 HOA  
Sq.Ft. Htc 1,791 Year Built: 2003

Marketing Remarks

Corner Lot, Lovely 4 Bedroom with TWO MasterSuites! Pool & Spa in popular Indian Creek, located approx 3 miles to Disney. Furniture included. Short-term rental permitted.

\$239,900  
#S4645857

Active  
Beds: 4  
Baths: 3



Subdivision Name INDIAN CREEK PH 3

8076 ROARING CREEK CT  
KISSIMMEE, FL 34747

Taxes: \$4,229.00 DOM:465 HOA  
Sq.Ft. Htc 1,761 Year Built: 2001

Marketing Remarks

A MUST SEE BEAUTIFUL HOME, ZONED FOR SHORT TERM RENTAL, HOME IS FULLY FURNISHED AND HAS MANY UPGRADES. HEATED SOUTH FACING POOL AND SPA, PROFESSIONALLY LANDSCAPED.

\$239,900  
#S4650093

Active  
Beds: 4  
Baths: 3



Subdivision Name INDIAN CREEK PH VI

2593 ONEIDA LOOP  
KISSIMMEE, FL 34747

Taxes: \$3,830.00 DOM:361 HOA  
Sq.Ft. Htc 1,761 Year Built: 2004

Marketing Remarks

YOU WILL BE PLEASANTLY SURPRISED WHEN YOU SEE THIS ONE!!! The pride of ownership shows---you won't have to do anything but rent it or live in it...Many upgrades---beautifully decorated and color coordinated. Custom window

\$245,000  
#S4664275

Active  
Beds: 5  
Baths: 4



Subdivision Name INDIAN CREEK PH VI

2618 ONEIDA LOOP  
KISSIMMEE, FL 34747-2786

Taxes: \$4,271.00 DOM: 26 HOA  
Sq.Ft. Htc 2,136 Year Built: 2004

Marketing Remarks

Beautiful home in short term rental community. Home is in move in ready condition! Freshly painted and freshly cleaned carpets. Home boasts 2 masters suites! Both master bathrooms feature doors leading out onto the pool deck.

\$249,000  
#S4615776

Active  
Beds: 3  
Baths: 2



Subdivision Name INDIAN CREEK PH 1

2609 AUTUMN CREEK CIR  
KISSIMMEE, FL 34747

Taxes: \$3,240.00 DOM:1134HOA  
Sq.Ft. Htc 1,228 Year Built: 1999

Marketing Remarks

This home is NOT a foreclosure or short sale. Your buyers can close quickly. Fully furnished home located in short-term rental community. Located just minutes from Disney and other area attractions. Great price and fantastic location!

\$255,800  
#S4660943

Active  
Beds: 5  
Baths: 4



Subdivision Name INDIAN CREEK PH IV

8052 SANTEE DR  
KISSIMMEE, FL 34747

Taxes: \$4,604.00 DOM:107 HOA  
Sq.Ft. Htc 2,136 Year Built: 2002

Marketing Remarks

HOME HAS 2 MASTER BEDROOMS WITH PRIVATE EXITS TO POOL, COMES FURNISHED, COMMUNITY FEATURES PARK, TENNIS COURTS, PUTTING GREEN, AND ONLY 6 MINUTES TO DISNEY WORLD