

Florida Ideal Realty - Market Update

LINDFIELDS UNIT 3

E-mail: Info@FloridaIdealRealty.com

MLS#	Status	Beds	FB/HB	Pool	Offer	Sales Price	Address	SqFt	Taxes	DOM	Date Sold
O4957419	ACT	3	2	Y	\$108,000		8605 TUDOR CT	1,529	2504	50	
O4956738	ACT	3	2	N	\$109,900		8813 PARLIAMENT CT	1,313	2252	55	
O4944333	ACT	3	2	N	\$119,000		8842 PARLIAMENT CT	1,283	1151	129	
G4658022	ACT	3	2	Y	\$124,900		2913 PEMBRIDGE ST	1,778	2802	28	
S4664092	ACT	4	2/1	Y	\$140,000		2955 PEMBRIDGE ST	1,910	2046	43	
O4950684	ACT	3	2	Y	\$144,900		2964 VISCOUNT CIR	1,301	1618	93	
O4959900	ACT	5	3	Y	\$155,000		8629 CAVENDISH DR	2,230	3018	38	
S4665827	ACT	4	2	Y	\$164,950		2937 PEMBRIDGE ST	1,778	2777	7	
O4964755	ACT	3	2	Y	\$169,900		3061 BLOOMSBURY DR	1,363	2415	16	
O4962191	ACT	3	2	Y	\$170,000		8670 WELLINGTON LOOP	1,657	2018	29	
O4961113	ACT	3	2	Y	\$179,500		3024 BLOOMSBURY DR	1,176	2349	39	
G4643574	ACT	4	2	N	\$184,900		8834 PARLIAMENT CT	1,825	2475	446	
S4660736	ACT	4	4	Y	\$189,000		3221 SUNRISE WALK	1,984	3769	121	
S4657207	ACT	3	2	Y	\$189,900		2987 VISCOUNT CIR	1,712	2137	199	
O4948182	ACT	3	2	Y	\$195,000		3003 VISCOUNT CIR	1,712	3388	109	
S4663847	ACT	4	2/1	Y	\$195,000		8617 PRIMROSE DR	2,074	2876	45	
S4664630	ACT	4	2/1	Y	\$195,900		8624 KNOTTINGHAM DR	2,074	2882	30	
O4965163	ACT	3	2	Y	\$199,900		2926 PADDINGTON WAY	1,661	2665	14	
S4663338	ACT	4	2	Y	\$199,950		8662 WELLINGTON LOOP	1,468	2718	56	
S4662497	ACT	3	2/1	Y	\$202,222		3017 BRANSBURY CT	1,867	2474	77	
O4951638	ACT	3	2/0	Y	\$219,000		3036 BLOOMSBURY DR	1,657	2693	89	
O4921370	PNC	3	2	Y	\$95,000		8843 PARLIAMENT CT	1,283	2905	217	
S4658759	PNC	3	2	Y	\$109,900		3015 BLOOMSBURY DR	1,528	3165	161	
O4942485	PNC	3	2	Y	\$127,000		3010 BLOOMSBURY DR	1,402	1553	130	
O4942721	PNC	4	2	Y	\$149,900		2931 PADDINGTON WAY	2,157	2995	105	
S4658332	PNC	4	3/1	Y	\$210,000		8705 ETON CT	2,074	3659	173	

Florida Ideal Realty Market Update

E-mail: Info@FloridaIdealRealty.com

Internet: www.FloridaIdealRealty.com

\$108,000
#O4957419

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



Subdivision Name **LINDFIELDS UNIT 3**

8605 TUDOR CT
KISSIMMEE, FL 34747-1634

Taxes: **\$2,504.00** DOM: **50** HOA
Sq.Ft. Htd **1,529** Year Built: **1991**

Marketing Remarks

Fabulous Bank Owned Opportunity! ~ Cul de Sac location, cozy 3-2 split floorplan w- separate living & family rooms. Split bedroom floorplan. Screened Pool w- great backyard space. Zoned short term rental neighborhood! Great investment! Make your

\$109,900
#O4956738

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



Subdivision Name **LINDFIELDS UNIT 1**

8813 PARLIAMENT CT
KISSIMMEE, FL 34747-1608

Taxes: **\$2,252.00** DOM: **55** HOA
Sq.Ft. Htd **1,313** Year Built: **1990**

Marketing Remarks

Nice 3bed/2bath Home! Porch and Fenced Backyard. All Kitchen Appliances. Tile throughout entire home. Welcome!

\$119,000
#O4944333

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



Subdivision Name **LINDFIELDS UNIT 1**

8842 PARLIAMENT CT
KISSIMMEE, FL 34747-1607

Taxes: **\$1,151.00** DOM: **129** HOA
Sq.Ft. Htd **1,283** Year Built: **1990**

Marketing Remarks

'Short sale'. Listing price may not be sufficient to cover all encumbrances, closing costs, or other seller charges and sale of Property at full listing price may be conditioned upon approval of third parties.

\$124,900
#G4658022

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



Subdivision Name **LINDFIELDS UNIT 3**

2913 PEMBRIDGE ST
KISSIMMEE, FL 34747-1628

Taxes: **\$2,802.00** DOM: **28** HOA
Sq.Ft. Htd **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.

\$140,000
#S4664092

Active
Beds: **4**
Baths: **2/1**



Subdivision Name **LINDFIELDS UNIT 3**

2955 PEMBRIDGE ST
KISSIMMEE, FL 34747-1629

Taxes: **\$2,046.00** DOM: **43** HOA
Sq.Ft. Htd **1,910** Year Built: **1992**

Marketing Remarks

"Short Sale" pool home open, airy and bright with sky lights and vaulted ceiling. Corner lot. Third Party approval

\$144,900
#O4950684

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



Subdivision Name **LINDFIELDS UNIT 2**

2964 VISCOUNT CIR
KISSIMMEE, FL 34747-1621

Taxes: **\$1,618.00** DOM: **93** HOA
Sq.Ft. Htd **1,301** Year Built: **1991**

Marketing Remarks

No HOA! Well kept home close to Disney with updated wood laminate floors, paint and tile. Move in ready and can close fast, fast, fast!! Enjoy the pool and extra patio space in the back. Perfect for short term rental property.

\$155,000
#O4959900

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



Subdivision Name **LINDFIELDS UNIT 4**

8629 CAVENDISH DR
KISSIMMEE, FL 34747-1651

Taxes: **\$3,018.00** DOM: **38** HOA
Sq.Ft. Htd **2,230** Year Built: **1994**

Marketing Remarks

Opportunity knocks on this 5 bed, 3 bath bank owned pool home located in the Lindfields community just minutes from the theme parks. Great floorplan on an oversized lot with an inground pool and patio enclosed in a screened lanai. A little

\$164,950
#S4665827

Active
Beds: **4**
Baths: **2**



Subdivision Name **LINDFIELDS UNIT 3**

2937 PEMBRIDGE ST
KISSIMMEE, FL 34747-1628

Taxes: **\$2,777.00** DOM: **7** HOA **0.000**
Sq.Ft. Htd **1,778** Year Built: **1992**

Marketing Remarks

STUNNING AND STYLISH REFURBISHED POOL HOME IN LINDFIELDS, NO HOA FEES!! NEWER ROOF, ALL NEW CARPET, [PAINT AND TILE, BEAUTIFUL NEW LAMINATE FLOORING IN FORMAL LIVING ROOM, HUGE OPEN PLAN KITCHEN

\$169,900
#O4964755

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



Subdivision Name **LINDFIELDS UNIT 1**

3061 BLOOMSBURY DR
KISSIMMEE, FL 34747-1616

Taxes: **\$2,415.00** DOM: **16** HOA
Sq.Ft. Htd **1,363** Year Built: **1990**

Marketing Remarks

Bank Owned. Perfect for owner occupancy or vacation home. This home is in great condition. Screened pool and large deck with lake view. No rear neighbors. Close to Disney, I4, 429 Expressway, and shopping.

Florida Ideal Realty Market Update

E-mail: Info@FloraldealRealty.com

Internet: www.FloridaldealRealty.com

\$170,000
#O4962191

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



Subdivision Name **LINDFIELDS UNIT 2**

8670 WELLINGTON LOOP
KISSIMMEE, FL 34747-1625

Taxes: **\$2,018.00** DOM: **29** HOA
Sq.Ft. Htd **1,657** Year Built: **1991**

Marketing Remarks

Well maintained 3 bedrooms and 2 bathrooms home. The kitchen opens to the living /dining area. There are sliding doors located at the living room that takes you to a covered and screened patio with a swimming pool.

\$179,500
#O4961113

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



Subdivision Name **LINDFIELDS UNIT 1**

3024 BLOOMSBURY DR
KISSIMMEE, FL 34747-1613

Taxes: **\$2,349.00** DOM: **39** HOA
Sq.Ft. Htd **1,176** Year Built: **1992**

Marketing Remarks

Take a look at this 3 bed, 2 bath home in the popular subdivision of Lindfields. Spacious bedrooms and has it's own private pool which was recently resurfaced. The lounge has also been revamped with new carpet and furniture.

\$184,900
#G4643574

Active
Beds: **4**
Baths: **2**



Subdivision Name **LINDFIELDS UNIT 1**

8834 PARLIAMENT CT
KISSIMMEE, FL 34747

Taxes: **\$2,475.00** DOM: **446** HOA
Sq.Ft. Htd **1,825** Year Built: **1990**

Marketing Remarks

4 bedroom 2 full bath formal living & dining room plus bonus room ceramic tile throughout covered lani with hot tub in a private backyard overlooking pond

\$189,000
#S4660736

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



Subdivision Name **LINDFIELDS RESERVE CONDO**

3221 SUNRISE WALK
KISSIMMEE, FL 34747-1644

Taxes: **\$3,769.00** DOM: **121** HOA **327.220**
Sq.Ft. Htd **1,984** Year Built: **1999**

Marketing Remarks

Located in exclusive gated community of just 16 homes very close to Disney. 4 bedrooms, 4 bathrooms, fully furnished vacation home. All bathrooms are en-suite. Extensive ceramic tile. Screen-enclosed, walled, courtyard pool area for

\$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

\$195,000
#O4948182

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



Subdivision Name **LINDFIELDS UNIT 2**

3003 VISCOUNT CIR
KISSIMMEE, FL 34747-1620

Taxes: **\$3,388.00** DOM: **109** HOA
Sq.Ft. Htd **1,712** Year Built: **1990**

Marketing Remarks

This property has recently been upgraded with furniture and is ready to sell as a short term rental package. Any bookings will transfer to new owners. No HOA fes here.

\$195,000
#S4663847

Active
Beds: **4**
Baths: **2/1**



Subdivision Name **LINDFIELDS UNIT 5**

8617 PRIMROSE DR
KISSIMMEE, FL 34747-1649

Taxes: **\$2,876.00** DOM: **45** HOA
Sq.Ft. Htd **2,074** Year Built: **1993**

Marketing Remarks

Extremely clean, fully furnished and decorated pool home just minutes from Disney, theme parks, shopping, restuarants, major hwys and everything else you'll need to make it the perfect getaway. This 2 story villa offers fabulous views of the pool from

\$195,900
#S4664630

Active
Beds: **4**
Baths: **2/1**



Subdivision Name **LINDFIELDS UNIT 5**

8624 KNOTTINGHAM DR
KISSIMMEE, FL 34747-1646

Taxes: **\$2,882.00** DOM: **30** HOA
Sq.Ft. Htd **2,074** Year Built: **1992**

Marketing Remarks

HOME BEING SOLD FULLY FURNISHED. CURRENTLY A SHORT TERM RENTAL, BUT PERFECT FOR A FAMILY. CELEBRATION SCHOOL ZONED.

\$199,900
#O4965163

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



Subdivision Name **LINDFIELDS UNIT 3**

2926 PADDINGTON WAY
KISSIMMEE, FL 34747-1631

Taxes: **\$2,665.00** DOM: **14** HOA
Sq.Ft. Htd **1,661** Year Built: **1992**

Marketing Remarks

Everything is included in this house - even the car!!! You will adore this house. Fully furnished. NEW washer, NEW dryer, NEW dishwasher, NEW double fronted fridge freezer, NEW smooth top range and NEW above stove microwave.