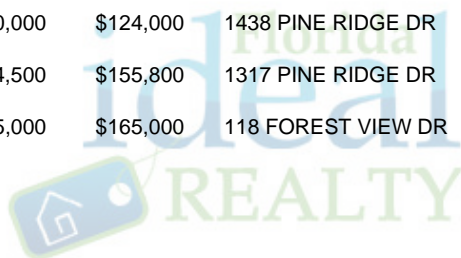


Florida Ideal Realty - Market Update

E-mail: Info@FloridaIdealRealty.com

WINDWOOD BAY PH 1													
MLS#	Status	Beds	FB/HB	Pool	Offer	Sales Price	Address	SqFt	Taxes	DOM	Date Sold		
O4953321	ACT	4	3	Y	\$113,900		296 SAND RIDGE DR	1,960	3186	202			
S4672247	ACT	4	3	Y	\$134,500		1550 PINE RIDGE DR	1,960	2486	6			
O4882751	ACT	4	3	Y	\$169,000		217 SAND RIDGE DR	1,960	3527	605			
O4903045	ACT	4	2/1	Y	\$185,000		1429 PINE RIDGE DR	2,307	3353	486			
O4880720	ACT	4	3	Y	\$188,000		1020 PINE RIDGE DR	1,910	3475	617			
G4657548	ACT	4	3	Y	\$195,000		243 WILLOW VIEW DR	2,659	3615	161			
O4964740	ACT	4	3/1	Y	\$219,900		369 SAND RIDGE DR	2,585	3553	146			
S4667035	ACT	4	3/1	Y	\$219,900		163 BAY LEAF LN	2,676	3591	112			
S4649034	ACT	5	4/1	Y	\$249,950		1428 PINE RIDGE DR	3,028	4046	520			
G4656603	PNC	4	3	Y	\$130,000		1501 PINE RDG DR	1,910	3098	95			
O4954017	PNC	4	3	Y	\$165,000		111 WILLOW VIEW DR	3,102	3933	17			
S4669313	PNC	5	4	Y	\$179,900		102 BAY LEAF LN	3,470	4190	6			
T2406445	PNC	5	3	Y	\$180,000		175 SAND RIDGE DR	3,385	4076	85			
S4663659	PNC	5	4/1	Y	\$199,950		305 WILLOW VIEW DR	3,229	4048	161			
O4876659	SLD	4	3	Y	\$120,000	\$124,000	1438 PINE RIDGE DR	1,960	3150	468	06/30/10		
L4624900	SLD	4	3/1	Y	\$144,500	\$155,800	1317 PINE RIDGE DR	3,504	4152	7	06/17/10		
O4968031	SLD	5	4/1	Y	\$165,000	\$165,000	118 FOREST VIEW DR	3,497	4213	61	05/24/10		



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\$113,900
#O4953321

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



Subdivision Name **WINDWOOD BAY PH 1**

296 SAND RIDGE DR
DAVENPORT, FL 33896-4714

Taxes: **\$3,186.00** DOM: **202** HOA **144.000**
Sq.Ft. Htd **1,960** Year Built: **2004**

Marketing Remarks

We have what you're looking for at a price you can't resist. This 4 bedroom, 3 bathroom pool home is located minutes from Disney and other major attractions. Convenient to shopping, restaurants, and Interstate 4. Orlando airport 30 minutes away.

\$134,500
#S4672247

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



Subdivision Name **WINDWOOD BAY PH 2**

1550 PINE RIDGE DR
DAVENPORT, FL 33896-4742

Taxes: **\$2,486.00** DOM: **6** HOA **150.000**
Sq.Ft. Htd **1,960** Year Built: **2004**

Marketing Remarks

Brand New Stove, Pool Pump, Water Heater and HVAC System!!!!!!!

\$169,000
#O4882751

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



Subdivision Name **WINDWOOD BAY PH 1**

217 SAND RIDGE DR
DAVENPORT, FL 33896-4715

Taxes: **\$3,527.00** DOM: **605** HOA **600.000**
Sq.Ft. Htd **1,960** Year Built: **2004**

Marketing Remarks

FULLY FURNISHED 4 BED 3 BATH POOL HOME WITH OPEN REAR VIEW CLOSE TO CHAMPIONS GATE AND REUNION COME TAKE A LOOK.

\$185,000
#O4903045

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



Subdivision Name **WINDWOOD BAY PH TWO**

1429 PINE RIDGE DR
DAVENPORT, FL 33896

Taxes: **\$3,353.00** DOM: **486** HOA **48.000**
Sq.Ft. Htd **2,307** Year Built: **2005**

Marketing Remarks

Short Sale!!! BANK APPROVED MUST CLOSE ASAP!!!!

\$188,000
#O4880720

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



Subdivision Name **WINDWOOD BAY PH 2**

1020 PINE RIDGE DR
DAVENPORT, FL 33896-4732

Taxes: **\$3,475.00** DOM: **617** HOA **600.000**
Sq.Ft. Htd **1,910** Year Built: **2005**

Marketing Remarks

GREAT PRICED 4 BED 3 BATH FULLY FURNISHED POOL HOME CLOSE TO CHAMPIONS GATE IN SOUGHT AFTER COMMUNITY CLOSE TO SHOPS AND ATTRACTIONS

\$195,000
#G4657548

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



Subdivision Name **WINDWOOD BAY PH 2**

243 WILLOW VIEW DR
DAVENPORT, FL 33896-4729

Taxes: **\$3,615.00** DOM: **161** HOA **604.000**
Sq.Ft. Htd **2,659** Year Built: **2005**

Marketing Remarks

SHORT SALE. BACKS TO CONSERVATION. GORGEOUS 4 BED 3 BATH POOL HOME, FURNISHED, READY TO MOVE IN OR INVESTOR TO RENT OUT. THIS HOME HAS IT ALL!!

\$219,900
#O4964740

Active
Beds: **4**
Baths: **3/1**



Subdivision Name **WINDWOOD BAY PH 1**

369 SAND RIDGE DR
DAVENPORT, FL 33896-4717

Taxes: **\$3,553.00** DOM: **146** HOA **238.000**
Sq.Ft. Htd **2,585** Year Built: **2004**

Marketing Remarks

This is one of the best kept home in Windwood Bay. Very spacious and has a wonderful pool and spa area. Close to local golf, shops and only six miles to Disney.

\$219,900
#S4667035

Active
Beds: **4**
Baths: **3/1**



Subdivision Name **WINDWOOD BAY PH 2**

163 BAY LEAF LN
DAVENPORT, FL 33896-4725

Taxes: **\$3,591.00** DOM: **112** HOA **604.000**
Sq.Ft. Htd **2,676** Year Built: **2005**

Marketing Remarks

Now this is the home you want to see! Not bank owned and not a short sale. Just a beautiful fully furnished pool home that looks fantastic and is ready to live in or rent out from day one!...

\$249,950
#S4649034

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



Subdivision Name **WINDWOOD BAY**

1428 PINE RIDGE DR
DAVENPORT, FL 33896

Taxes: **\$4,046.00** DOM: **520** HOA **302.000**
Sq.Ft. Htd **3,028** Year Built: **2005**

Marketing Remarks

This huge home at over 3,000 SQ FT has 5 Bedrooms, 4.5 bathrooms and 3 Living areas. The property is fully furnished and also includes its very own pool & spa.