



ML# O4923639

3866 WINDING LAKE CIR, ORLANDO

County: Orange County Zip Code: 32835-2654  
 Sub Name: CYPRESS LANDING PH 1 Unit #:  
 Bedrooms: 4 Baths: 3 Sq Ft H 2584  
 Pool: Y Garage/Carport: 2 Car Garage Attached Door Open  
 Property: Single Family Home  
 Total Acreage: 1/4 Acre to 1/2 Acre  
 Water Frontage:  
 Water Access:  
 View: Water Extras:  
 Location: Sidewalk  
 Virtual Tour: <http://www.obeo.com/U.aspx?ID=550666>

Status: SLD  
 List Price: \$349,000.00  
 Low Price:  
 Year Built: 1995  
 Special Sale Prov: None  
 ADOM: 48  
 CDOM: 47  
 Sold Price: \$340,000.00  
 Sold Date: 09/22/09  
 SP/SqFt: \$131.58

LOCATION! LOCATION! LOCATION! This Reiche-Silliman custom home looks like the model! This is one of Orlando's best neighborhoods with it's strong Homeowner Association and community feel! With the Sandlake Restaurant Row close by, this home will not last long! The A rated school district is just the tip of the iceberg. As you pull into the neighborhood, you know you are somewhere special. The open formal plan says "Welcome Home"! Turn left towards the oversized Master Suite that has double walk-in closets. The Master Bathroom is equipped with a Jet Tub, plus a shower and double sinks makes getting ready enjoyable! A secondary bedroom is nearby that can be used for the little one or a den. The other side of the home is perfect for all of your entertaining. The kitchen will make most chefs happy with double ovens plus a cooktop with a microwave. New granite counter tops dress up the kitchen nicely. A terrific breakfast bar says let's eat and talk! A separate eating area flows into the enormous family room with a gas fireplace. A triple slider leads out to your solar heated pool plus large fenced backyard. Two secondary bedrooms share the 3rd bathroom. Let's talk about all of the new items: New roof, A/C and water heater so all you have to do is move in. The inside and outside has been painted. Set up your private viewing today to make your next brilliant decision!



ML# O4886628

8118 BELSHIRE DR, ORLANDO

County: Orange County Zip Code: 32835-2661  
 Sub Name: CYPRESS LANDING PH 2 Unit #:  
 Bedrooms: 5 Baths: 4 Sq Ft H 2846  
 Pool: Y Garage/Carport: 3+ Car Garage Attached  
 Property: Single Family Home  
 Total Acreage: 1/4 Acre to 1/2 Acre  
 Water Frontage:  
 Water Access:  
 View: Water Extras:  
 Location: Street Paved  
 Virtual Tour:

Status: SLD  
 List Price: \$359,900.00  
 Low Price:  
 Year Built: 1997  
 Special Sale Prov: None  
 ADOM: 8  
 CDOM: 4  
 Sold Price: \$359,900.00  
 Sold Date: 07/23/09  
 SP/SqFt: \$126.46

Corporate Owned, Great South Orlando Location! Large Two Story Home, Neutral Interior. Scores of Potential. Close to Major Roads & Shopping. Seller May Contribute up to \$5,000.00 towards buyer's closing costs for a contract that closes before 05/15/09. Credit Applied at Closing Only. Contract Terms to be Acceptable to Seller. Sold AS-IS, No Warranties, No Repairs. Buyer MUST Be Pre-Approved By Seller, They are Not Required to Use Seller for Financing, But MUST be Pre-Approved By Seller



ML# O4875435

3949 WINDING LAKE CIR, ORLANDO

County: Orange County Zip Code: 32835-2657  
 Sub Name: CYPRESS LANDING PH 1 Unit #:  
 Bedrooms: 5 Baths: 3 Sq Ft H 3536  
 Pool: Y Garage/Carport: 3+ Car Garage Attached Circular  
 Property: Single Family Home  
 Total Acreage: 1/2 Acre to 1 Acre  
 Water Frontage:  
 Water Access:  
 View: Water Extras:  
 Location: Sidewalk  
 Virtual Tour: <http://www.circlepix.com/home2/PBGPXH>

Status: SLD  
 List Price: \$490,000.00  
 Low Price:  
 Year Built: 1997  
 Special Sale Prov: None  
 ADOM: 103  
 CDOM: 364  
 Sold Price: \$450,000.00  
 Sold Date: 03/09/09  
 SP/SqFt: \$127.26

Custom build by Reiche Silliman. This beautiful home offers an open floor plan. Majestic high ceiling, large bedrooms + Bonus, office, master bedroom looking through glass doors to pool & beautiful bath w/ his & hers vanity, spa, separate shower. Spacious kitchen open to dinette & family room. The Family Room features a fireplace & a built in entertainment center. Enjoy the pool view from the living room, kitchen, family room & master. Convenience of 3 bedrooms + master & office on 1st floor; bonus on the 2nd floor. Privacy large backyard - completely fenced, extra screen pool deck to enjoy the sunshine. Great school. Come & see this Home to appreciate the Beauty, Value & Location.

**ML# S4653853****3631 WINDING LAKE CIR, ORLANDO**

County: Orange County Zip Code: 32835-2659  
 Sub Name: CYPRESS LANDING PH 2 Unit #:  
 Bedrooms: 4 Baths: 3 / 1 Sq Ft H 2916  
 Pool: Y Garage/Carport: 3+ Car Garage Attached Door Op  
 Property: Single Family Home  
 Total Acreage: One + to Two Acres  
 Water Frontage: Lake  
 Water Access:  
 View: Water Extras:  
 Location: Close to Bus  
 Virtual Tour:

Status: SLD  
 List Price: \$523,000.00  
 Low Price:  
 Year Built: 1997  
 Special Sale Prov: None  
 ADOM: 112  
 CDOM: 432  
 Sold Price: \$483,775.00  
 Sold Date: 10/21/09  
 SP/SqFt: \$165.90

Beautiful Lake front house, one of the largest lots in Cypress Landing! All tile and wood floors, ceiling fans throughout, including on the lanai, whole house music system, whole house fan, and three internet connections. Kitchen complete with double closet pantries, new granite countertops, new microwave and new stovetop. Family room has a wood burning fireplace with marble facing and mantle. Close to I-4, turnpike, area attractions, shopping, and Sand Lake's restaurant row. Great schools within walking distance.

**ML# O4917189****3525 WATERCREST PL, ORLANDO**

County: Orange County Zip Code: 32835-2527  
 Sub Name: CYPRESS LANDING PH 3 Unit #:  
 Bedrooms: 5 Baths: 5 Sq Ft H 3782  
 Pool: Y Garage/Carport: 3+ Car Garage Attached Door Op  
 Property: Single Family Home  
 Total Acreage: 1/4 Acre to 1/2 Acre  
 Water Frontage:  
 Water Access:  
 View: Water Extras:  
 Location: Cul-De-Sac  
 Virtual Tour: <http://www.visualtour.com/shownp.asp?SK=13&T=>

Status: SLD  
 List Price: \$547,700.00  
 Low Price:  
 Year Built: 1998  
 Special Sale Prov: None  
 ADOM: 58  
 CDOM: 58  
 Sold Price: \$520,000.00  
 Sold Date: 08/28/09  
 SP/SqFt: \$137.49

NOT A SHORT SALE OR FORECLOSURE!!! Price reduced 7/17! Huge family home in Great location in Estates at Cypress Landing - easy access to everything (airport, I-4, Dr. Phillips shopping, Restaurant Row). Walk 1/2 block to Windy Ridge K-8 school (A rated). Let's list some of the great features...5 beds and 5 full baths, walk to the only K-8 school in Orange County, A rated Windy Ridge, heated pool and spa, Bonus Room, cul-de-sac location, real wood floors, fireplace for those cold winters :, great curb appeal with stone front, 3 car side entry garage, located in ESTATES section of Cypress Landing, convenient to Dr. Phillips, downtown, Disney, I-4, airport, the list goes on forever!

**ML# O4881337****3609 BEECH TREE DR, ORLANDO**

County: Orange County Zip Code: 32835-2678  
 Sub Name: CYPRESS LANDING PH 3 Unit #:  
 Bedrooms: 4 Baths: 4 Sq Ft H 3377  
 Pool: Y Garage/Carport: 3+ Car Garage Attached Door Op  
 Property: Single Family Home  
 Total Acreage: 1/4 Acre to 1/2 Acre  
 Water Frontage:  
 Water Access:  
 View: Water Extras:  
 Location: In County  
 Virtual Tour:

Status: SLD  
 List Price: \$549,000.00  
 Low Price:  
 Year Built: 1997  
 Special Sale Prov: None  
 ADOM: 313  
 CDOM: 488  
 Sold Price: \$465,000.00  
 Sold Date: 10/19/09  
 SP/SqFt: \$137.70

Motivated Sellers: Custom built by Ospery Homes this 4 bdrm/4 bath home speaks of quality throughout. Popular Dr. Phillips/Windermere area is convenient to attractions, shopping, fine restaurants and great schools. This elegant home has been updated with granite countertops, stainless appliances, carpeting, a/c unit and a new walk-in master bath with glass block and upgraded tile. It truly feels like a new home. Custom features include: abundant crown molding, soaring ceilings, 8 ft. doors. Upstairs is a bonus room with a full bath and walk-in closets. Entertaining is a pleasure inside with the flowing floor plan or outside at the summer kitchen in the screened lanai with pool and heated spa. Also includes wet bar with granite, sink and storage space. There is a brick wall backing up to the retention area for privacy. The 3 car garage has plenty of roof for a boat and 2 cars and a handyman's dream. This has been a one owner home and pride of ownership is abundant. Call today.