

06192207 2038 CASCADES COVE DR, ORLANDO, FL 32820

County: Orange **Status:** Active
Subdiv: CYPRESS LAKES PH 01 **List Price:** \$585,000
 46/82
Subdiv/Condo:
Beds: 4 **Year Built:** 2002
Baths: 3/0 **Special Sale:** None
Pool: Community **ADOM:** 1
Property Style: Single Family **CDOM:** 1
 Residence
Lot Features: In County, Level/Flat, Sidewalks, Street Paved
Total Acreage: 1/4 to less than **Pets:** Yes
 1/2
Flood Zone Code:X
Max Times per Yr: 1
Garage: Yes **Attch:** Yes **Spcs:** 3 **Carport:** No **Spcs:**
Garage/Parking Features:
New Construction: No **Proj Comp Date:**
LP/SqFt: \$216.99 **Heated Area:**2,696 SqFt / 250 SqM
Total Area: 2,696 SqFt / 250 SqM
Total Annual Assoc Fees:820.00
Average Monthly Fees:68.33

Pride in ownership throughout, make sure to see attached UPGRADED FEATURE LIST or ask your agent as there is so much to share. Located in the resort like community of The Grande Preserve at Cypress Lakes, the community amenities make you feel like you're living on vacation every day (see virtual tour video #2). You'll be welcomed into your entry way through the double doors with decorative glass. All doors and windows have been replaced and are severe storm rated with transferrable warranty. You'll find ENGINEERED HARD WOOD and TILE THROUGHOUT this home for easy maintenance. This TRI SPLIT and OPEN FLOOR PLAN is one of the best single level floor plans in the community and it's on a PREMIUM LOT with GORGEOUS WATER VIEWS out back with 145 feet of shoreline. The massive covered and screen enclosed lanai offers an extended living space with mounted ceiling fans and full length screened panels for unobstructed views. The owners suite has an ATTACHED OFFICE OR NURSERY that's accessible through a direct entrance from the suite or french doors from the foyer. DOUBLE WALK IN CLOSETS and DUAL separate VANITIES give everyone their own space. Windows with custom shutters allow the natural light into your walk in shower and bathroom while allowing full privacy. Both guest room vanities have been updated with modern finishes and detail that's Pinterest worthy. Just a few of the many upgrades are an energy efficient hybrid water heater, Kitchen Aid appliances and Kitchen Aid induction stove with dual convection ovens, upgraded irrigation control system with remote and dual meters for separate irrigation and water control. ROOF/2016. Community amenities include resort style pool with 2 water slides, lap lanes and tot area, clubhouse with billiards and lounge, fitness center, tennis and pickleball courts, basketball courts, 2 playgrounds and a dog park. Centrally located with easy access to the 408 and 417, halfway between downtown Orlando and the East coast beaches and Kennedy Space Center. Only 1.6 miles to Publix Grocery store, 5 miles to Waterford Lakes Town Center. Nearby to UCF, Siemens, Quadrangle and Oviedo on the Park.

Land, Site, and Tax Information

SE/TP/RG: 16-22-32 **Zoning:** P-D **Block/Parcel:** A
Subdivision #: **Future Land Use:** **Book/Page:** 00/00
Between US 1 & River: **No Drive Beach:**
Tax ID: [16-22-32-1427-01-024](#) **Zoning Comp:** **Front Exposure:** South
Taxes: \$4,414 **Tax Year:** 2023 **Lot #:** 24
Homestead: Yes **CDD:** No **Annual CDD Fee:** **Other Exemptions:**
AG Exemption YN: **Development:** **Subdiv/Condo:**
Legal Desc: CYPRESS LAKES PHASE 1 46/82 LOT 24 BLK A **Mill Rate:**
Ownership: Fee Simple **Complex/Comm Name:**
Bldg Name/#: **Flood Zone Date:** 09/25/2009 **Planned Unit Dev:**
Total # of Floors: **Floor #:** **Census Tract:** 166.03
Land Lease Y/N: No **Land Lease Fee:** **Census Block:** **Fannie Mae Sec:**
Lot Dimensions: **Total Units:** **Lot Size:** 11,537 SqFt /
 1,072 SqM **Waterfront Ft:** 145
Water Frontage:Yes-Pond
Water Access: Yes-Pond
Water View: Yes-Pond

Interior Information

A/C: Central Air **Heated Area & Source:**2,696 Public Records
Heat/Fuel: Electric **Total Area & Source:** 2,696 Public Records

Beds & Baths: 4 Bedrooms, 3 Full baths and 0 Half baths

Fireplace: No

Floors in Unit/Home: One

Furnishings: Unfurnished

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Street Lights, Underground Utilities, Water Connected

Interior Feat: Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

Appliances Incl: Convection Oven, Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

Floor Covering: Ceramic Tile, Engineered Hardwood

Additional Rooms: Den/Library/Office, Inside Utility

Accessibility Features:

Window Features: Double Pane Windows, ENERGY STAR Qualified Windows, Impact Glass/Storm Windows

Laundry Features: Electric Dryer Hookup, Inside

Security Feat: Security System, Smoke Detector(s)

of Wells:

of Septics:

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Primary Bedroom	First	13x21		Walk-in Closet	
Bedroom 2	First	13x11		Built-in Closet	
Bedroom 3	First	11x11		Built-in Closet	
Bedroom 4	First	13x11		Built-in Closet	
Kitchen	First	13x13			Walk-In Pantry
Living Room	First	16x14			
Office	First	10x8			

Exterior Information

Ext Construction: Block, Stucco

Assigned Spcs:

Roof: Shingle

Garage Dim:

Foundation: Slab

Property Attached:

Property Description:

Architectural Style:

Ext Features: French Doors, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sprinkler Metered

Pool: Community

Pool Dimensions:

View: Water

Vegetation:

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

Green Features

Green Energy Features: Doors, Windows

Green Sustainability:

Community Information

Community Features: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Tennis Courts

Fee Includes: Common Area Taxes, Community Pool, Escrow Reserves Fund, Recreational Facilities

HOA / Comm Assn: Yes

HOA Fee

HOA Fee: \$205

HOA Pmt Sched: Quarterly

Requirement: Required

Mo Maint\$(add HOA):

Master Assn/Name: No

Condo Fee:

Max Pet Wt:

Elementary School: [Columbia Elem](#)

Master Assn Fee:

Other Fee:

Pet Restrictions: Contact hoa and city for pet restrictions

Middle School: [Corner Lake](#) **High School:** [East River](#)

[Middle](#)

[High](#)

Association Approval Required: Yes

Lease Restrictions: Yes

Approval Process: Contact hoa for tenant approval process

Additional Lease Restrictions: Contact hoa for lease restrictions

Years of Ownership Prior to Leasing Required: No

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