

11218 PIXIE MANDARIN CT.
WINTER GARDEN, FL. 34787

KELLERWILLIAMS
Luxury



WinterGardenLife.com

NORTHLAKE at OVATION

Situated on a PREMIUM WATER VIEW LOT with breathtaking sunset views from your living room and back lanai, this exquisite 4-bedroom, 4-full-bath Ashton Woods Griffin II plan boasts over \$150K in owner structural and design studio upgrades that are sure to captivate any buyer!

REAR WATER VIEW - RELAXING COVERED LANAI
ASHTON WOODS TRANSFERABLE STRUCTURAL WARRANTY
TESLA CAR CHARGER - LARGE 2-CAR GARAGE + EXTENDED BAY
- LOW MAINTENANCE PORCELAIN TILE (1st floor)
CARPET (2nd floor) - IRRIGATION - CUL-DE-SAC

The new Northlake at Ovation community offers a resort-style pool, playground, dog park and walking trail.



MARGARET STEINER

REALTOR®, GRI, ABR®, AHWD

407-687-4003

kw at the **PARKS**

KELLERWILLIAMS. REALTY

11 S. BUMBY AVE STE 200, ORLANDO, FL 32803

4
BEDROOM



4
BATH



Centrally located, 11218 Pixie Mandarin is just minutes from Disney Parks & Disney Springs, Hamlin and Flamingo Crossings Town Centers for shopping & dining, Southern Hill Farms for blueberry, strawberry, vegetable and flower u-pick and Lake Louisa State Park, where you can ride horseback, hike, bike, camp, and kayak.

Hop on 429 for easy access to Fl. Turnpike and I4 for a short drive to Winter Garden Village (20 min.), Historic Downtown Winter Garden (25 min.), Universal Studios & SeaWorld (30 min.) and Orlando International Airport (40 min.).

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4BR - 4 BATH - 3087 sq. Ft. - Built 2023



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AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **3** miles.



ATM
2.1 MI



GROCERIES
2.3 MI



PHARMACY
2.4 MI



MEDICAL
2.5 MI



GAS
2.5 MI



CLEANERS
2.6 MI



GYM
2.6 MI



COFFEE
2.9 MI



MOVIE THEATER
6 MI

MOST
SERVICES
WITHIN

3

MILES

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There is also **1** private school and **1** charter school within **5** miles.

PK - 5

WATER SPRING
ELEMENTARY

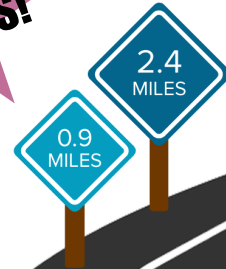
9 - 12

HORIZON
HIGH SCHOOL

6 - 8

WATER SPRING
MIDDLE SCHOOL

GO
HAWKS!



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE

ORANGE COUNTY
NATIONAL GOLF (5.2 MILES)



PARK/CAMPING

LAKE LOUISA
STATE PARK (12.7 MILES)



U-PICK FARM

SOUTHERN HILL
FARMS (8.3 MILES)



LAKE/BOATING

R.D. KEENE PARK
PUBLIC BOAT RAMP (12.7 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **41** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

AMERICAN	14	PIZZA	3
MEXICAN	9	STEAKHOUSES	3
FAST FOOD	6	BARS	3
ASIAN	5	CAFES, COFFEE AND TEA	3
ITALIAN	4	OTHER	9

64

★★★★+
WITHIN 5 MILES