



County: Orange
Property Style: Single Family Residence
Subdiv: CYPRESS LAKES PH 01 46/82
Subdiv/Condo:
Beds: 5, **Baths:** 3/0
Pool: Community
Garage: Yes **Attch:** Yes **Spcs:** 3
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 840.00
Average Monthly Fees: 70.00

Status: Active
List Price: \$570,000
LP/SqFt: \$184.05
Year Built: 2001
ADOM: 4 **CDOM:** 4
Heated Area: 3,097 SqFt / 288 SqM
Total Area: 3,783 SqFt / 351 SqM
Total Acreage: 0 to less than 1/4
Lot Features:
Flood Zone Code: X

Spacious WATERFRONT home offers one of the best layouts you'll find for the price. With 5 bedrooms, a dedicated downstairs OFFICE, and a huge upstairs LOFT, there is a room for everyone. 82 Feet of WATER FRONTAGE you can Relax in the evenings in the shade on your back patio that faces East. The primary suite on the main floor is a true retreat with 2 closets, one being a large WALK IN, beautiful views out back and attached bath with SEPARATE VANITIES, CORNER TUB, and WALK IN SHOWER. On the other side of the first floor is the first guest room and guest bath which WOULD MAKE A GREAT POOL BATH one day. Upstairs is a loft and 3 additional guest bedrooms, all with LARGE WALK IN CLOSETS. The kitchen will be the heart of the home with brand new stainless steel appliances and a peninsula with built in sink that overlooks the family room and back yard. The 3 car garage offers plenty of storage as well as the closet under the stairs. Priced to sell this home is centrally located near Waterford Lakes Town Center and Oviedo on the Park for all of your shopping and dining needs. Nearby places of business include UCF and Research Parkway, with SpaceX and Nasa is right down the road. Community amenities are one of a kind with low hoa dues of \$206/Quarter and include COMMUNITY POOL with WATER SLIDES and LAP LANES, clubhouse with lounge and pool table, fitness center, tennis, pickleball and basketball courts, 2 playgrounds, playing fields and dog parks. Make sure to check out the video tour of the home and the neighborhood. 2019 ROOF

Land, Site, and Tax Information

Legal Desc: CYPRESS LAKES PHASE 1 46/82 LOT 32 BLK A
SE/TP/RG: 16-22-32
Subdivision #:
Between US 1 & River:
Tax ID: [16-22-32-1427-01-032](#)
Taxes: \$3,372
Homestead: Yes **CDD:** No
AG Exemption YN:
Alt Key/Folio #: 322216142701032
Ownership: Fee Simple

Zoning: P-D
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2024
Annual CDD Fee:
Development:

Block/Parcel: A
Book/Page: 0
Front Exposure: West
Lot #: 32
Other Exemptions:
Subdiv/Condo:

Complex/Comm Name:
Flood Zone Date: 09/25/2009
Floor #:
Census Block: 3

Planned Unit Dev:
Census Tract: 016603

Bldg Name/#:
Total # of Floors: 2
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions:
Water Frontage: Yes-Pond
Water Frontage Lengths (in feet):
Pond: 82
Water View: Yes-Pond

Lot Size Acres: 0.23

Lot Size: 10,110 SqFt / 939 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator
Flooring Covering: Carpet, Tile
Interior Feat: Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Family Room	First	20x20			
Dining Room	First	13x11			
Bonus Room	Second	18x16		No Closet	
Primary Bedroom	First	17x14		Walk-in Closet	
Bedroom 2	First	14x13		Walk-in Closet	
Bedroom 3	Second	15x12		Walk-in Closet	
Bedroom 4	Second	13x12		Walk-in Closet	
Living Room	First	15x12			
Kitchen	First	23x15			

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Foundation: Slab, Stem Wall
Property Description:
Ext Features: Irrigation System, Private Mailbox
Pool: Community

Assigned Spcs:
Garage Dim: , **Attached Garage Y/N:** Yes
Property Attached:
Architectural Style:

Pool Dimensions:

Road Surface Type: Asphalt

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Dog Park, Fitness Center, Park, Playground, Pool, Sidewalk, Tennis Court(s)

Fee Includes: Maintenance Grounds, Manager, Pool Maintenance, Recreational Facilities

HOA / Comm Assn: Yes

HOA Fee: \$210.00 / Required

HOA Pmt Sched: Quarterly

Mo Maint\$(add HOA):

Monthly HOA Amount: \$70

Other Fee:

Housing for Older Per: No

Max Pet Wt:

Pet Restrictions: contact hoa and county for pet restrictions

Elementary School: Columbia Elem

Middle School: Corner Lake Middle **High School:** East River High

Association Approval Required: Yes

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Approval Process: Contact hoa for approval process

Additional Lease Restrictions: Contact hoa for lease restrictions

Association/Manager Name:Chris Parkhurst

Association/Manager Contact Phone:(407) 568-8661

Association Email:cparkhurst@lelandmanagement.com

Association URL:www.cypresslakeshoa.com

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

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